

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 6

PREPARED BY:

MAURY HOLMES

1974

STEINER

707
V.4

726
V.4

731
V.5

750
V.3

FILLMORE

708
V.4

725
V.4

ELLIS

732
V.6

EDDY

749
V.7

O'FARRELL

WEBSTER

724
V.4

733
V.6

748
V.6

BUCHANAN

OCTAVIA

737
V.6

737
V.6

743
V.6

738
V.6

719
V.6

714
V.6

VAN Ness

BLOCK 732

BLOCK 732

	NAME	LAND	IMPS	TOTAL
-1	R.W. McElroy	\$ 15,500	\$ 1,000	16,500
-2,-1	Louis Woloski	20,000	500	20,500
-4	Del-Camp Inv. Inc.	10,000	5,500	15,500
-5	Thomas S. Hamilton	10,000	19,500	29,500
-6	James Jackson	12,500	11,500	24,000
-7	Joe Brandon	12,500	19,500	32,000
-8	Willie Tance	12,500	15,000	27,500
-9	Wilkins Estate Inc.	12,500	15,000	27,500
-10	Roger Olivier	13,500	7,000	20,500
-11	Pearlie Mullins	40,500	119,500	160,000
-12	Pierce-Rodolph Storage Co.	125,000	302,000	427,000
-14	John H. Ryan	16,500	24,500	41,000
-15	Lincoln Leong	49,500	177,500	227,000
-16	Herbert Goldman	16,000	18,000	34,000
-17,-18	Milton J. Weitner	22,500	28,000	50,500
-19	Joel Inv. Co.	35,500	39,500	75,000
-20	Caroline Worthington	23,000	4,500	27,500
-21	Oliver Roberts	23,000	2,500	25,500
-22	Dolores Green	14,500	9,500	24,000
-23	Cornelia E. Smith	14,500	6,000	20,500
-24	Robert W. Pollock	21,500	15,000	36,500
-25,-26	Daniel W. Hone	<u>62,000</u>	<u>3,500</u>	<u>65,500</u>
		\$583,000	\$844,500	\$1,427,500



APPRAISAL

OWNER: R. W. McElroy
PROPERTY ADDRESS: 1257-61 Webster

PARCEL NO. 732-1
DATE ACQ: Not avail.

OWNER'S ADDRESS: 485 Marina

IRS: -
CONSID: Decree
BEST USE: R=3

ZONING: R=3

PRESENT USE: 4 stores

ASSESSED VALUE: Land \$ 3,230.00
Imps. 1,600.00
\$ 4,830.00

TAXES: \$ 401.38

LAND: DIMENSION 37.5 x 87.5 = 3,281± s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

A fr., 2 st. vacated bldg. 2nd flr. consists of below standard residential rooms and 4 store bldg. Also, fr. shed and garage.

SUMMATION APPROACH:

Rounded to

Land	3,281 s.f. @ \$4.73±	\$ 15,500	
Improvements	4,700 s.f.)		
Shed	114 s.f.) sust. use	1,000	
Garage	440 s.f.)		
		16,500	\$ 16,500

MARKET COMPARISON:

Sales Most Comparable	804-1		
	3,281 s.f. @ \$ 5.00	\$ 16,405	16,400

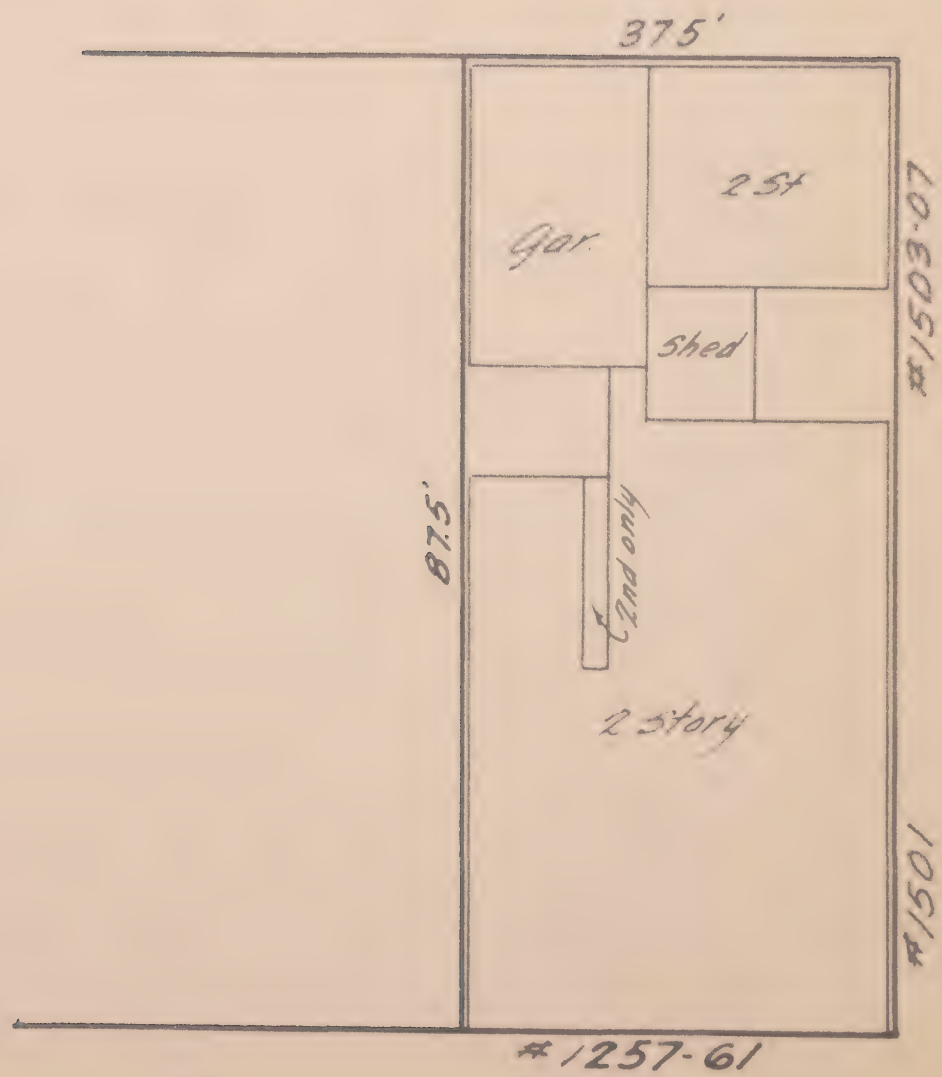
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2nd hand store	80		
Barber shop	35		
Auto parts	45		
	160		

LAND	\$ 15,500
IMPROVEMENTS	1,000

MARKET VALUE OF PROPERTY \$ 16,500

FOLGER ALLEY



ELLIS STREET

WEBSTER STREET



APPRAISAL

OWNER: Louis Woloski
PROPERTY ADDRESS: 1247 Webster

PARCEL NO. 732-2, -3
DATE ACQ: 3-8-44

OWNER'S ADDRESS: 2625 Cabrillo

IRS: -
CONSID: -
BEST USE: R-3

ZONING: R-3 PRESENT USE: Used car lot

ASSESSED VALUE: Land \$ 2,640.00
Imps. 200.00
\$ 2,840.00

TAXES: \$ 236.00

LAND: DIMENSION 50 x 87.5 = 4,375 ✓

s. f.

IMPROVEMENTS: Condition -

Effective Age - ±

Vacant lot with asphalt paving being used as display lot for used cars.

SUMMATION APPROACH:

Rounded to

Land	4,375 s.f. @ \$4.57+	\$ 20,000 ✓	
Improvements	Asphalt paving 4,375± s.f. @ \$0.20	875	
	Fencing - no value		
		20,875	\$20,900

MARKET COMPARISON:

Sales Most Comparable	771-1; 770-3		
4,375	s. f. @ \$ 4.90±	\$ 21,438 ✓	21,400

INCOME APPROACH: Not applicable

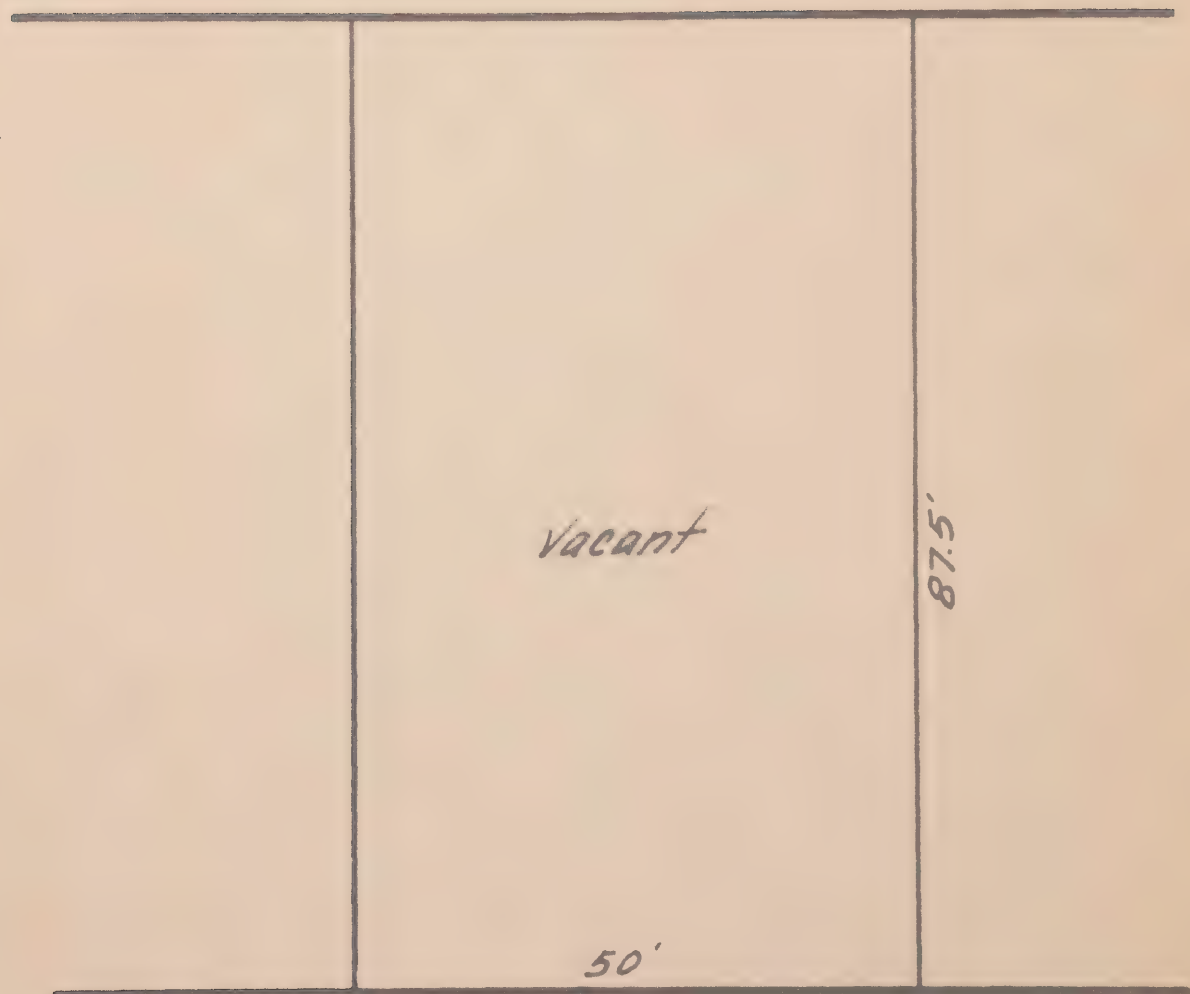
Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

REMARKS: Lessee - Charles Loke

LAND	\$ 20,000
IMPROVEMENTS	500

MARKET VALUE OF PROPERTY \$ 20,500

FOLGER ALLEY



WEBSTER STREET



APPRAISAL

OWNER: Del-Camp Inv. Inc.
 PROPERTY ADDRESS: 1239 Webster St.

PARCEL NO. 732-4
 DATE ACQ: 9-4-57

OWNER'S ADDRESS: Unknown

IRS: None
 CONSID: N.S.
 BEST USE: R-3

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,200.00
 Imps. 1,500.00
 \$ 2,700.00

TAXES: \$ 224.38

LAND: DIMENSION 25 x 87.5 = 2,188± ✓ s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60 ±

A fr. 2 st. 2 flat bldg. (1-5, 1-6) and att. gar.

SUMMATION APPROACH:

Rounded to

Land	2,188± s.f. @ \$4.57±	\$ 10,000 ✓	
Improvements	3,092 s.f. @ 1.50	\$4,638	
Garage	425 s.f. @ 2.00	850	
		<u>5,488</u>	
		15,488	\$15,500

MARKET COMPARISON:

Sales Most Comparable 750-18; 1101-10
 2,188± s.f. @ \$ 7.00 \$ 15,316 ✓ 15,300

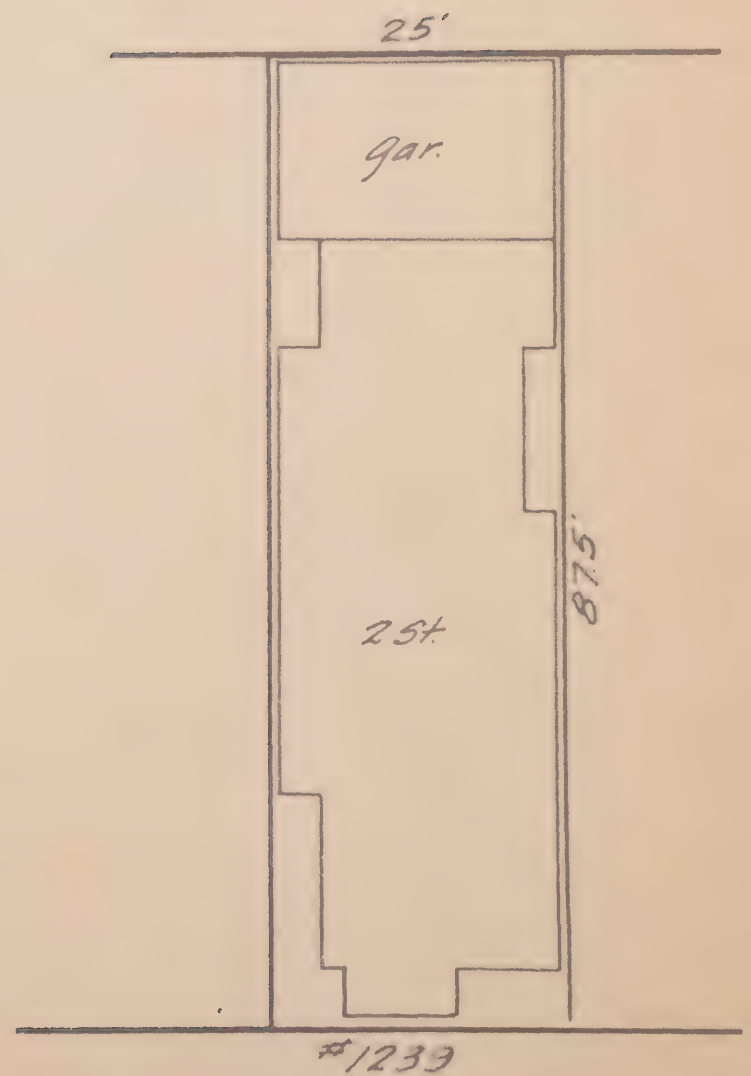
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5	50		60	
1-6	70		80	
			<u>140</u> x 100	14,000

LAND \$ 10,000
 IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 15,500

FOLGER ALLEY



WEBSTER STREET



APPRAISAL

OWNER: Thomas S. Hamilton et ux
PROPERTY ADDRESS: 1235 Webster St.

PARCEL NO. 732-5
DATE ACQ: 12-30-49

OWNER'S ADDRESS: 1235 Webster St.

IRS: None
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: 6 apts.

ASSESSED VALUE: Land \$ 1,200.00
Imps. 4,500.00
\$ 5,700.00

TAXES: \$ 473.68

LAND: DIMENSION 25 x 87.5 = 2,188± s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 45 ±

A 3 st. fr. 6-3 rm. apt. unit with a 1-car garage below.

SUMMATION APPROACH:

Rounded to

Land	2,188± s.f. @ \$4.57±	\$10,000 ✓	
Improvements	4,940± s.f. @ 3.80	\$18,772 ✓	
Bsmt. gar.	300 s.f. @ 3.00	900 ✓	
		19,672	
		29,672	\$29,700

MARKET COMPARISON:

Sales Most Comparable 732-6

2,188± s.f. @ \$ 13.50 \$29,538 ✓ 29,500

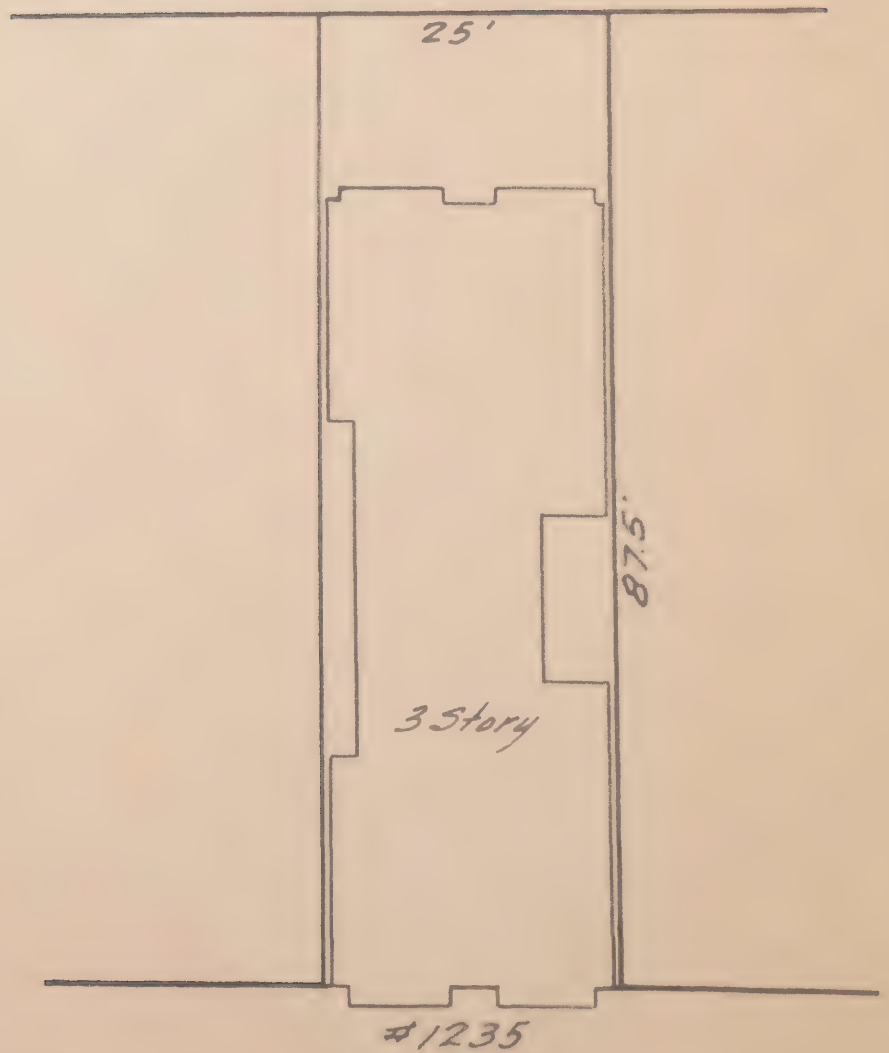
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 @ \$70	420	6 @ \$60	360 x 85	30,600

LAND	\$ 10,000
IMPROVEMENTS	19,500

MARKET VALUE OF PROPERTY \$ 29,500

FOLGER ALLEY



WEBSTER STREET



APPRAISAL

OWNER: James Jackson et ux
PROPERTY ADDRESS: 1227-31 Webster St.

PARCEL NO. 732-6
DATE ACQ: 1-20-62

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: *
BEST USE: Present

ZONING: R-3

PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,380.00
Imps. 2,350.00
\$ 3,730.00

TAXES: \$ 309.96

LAND: DIMENSION 27.5 x 100 = 2,750 ✓

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 50

A 3 st. fr. 3 flat bldg. containing 3-7 rms. and stg. bsmt.
Also, att. garage.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.55+	\$12,500 ✓	
Improvements	5,830 s.f. @ 1.90	\$11,077 ✓	
Garage	275 s.f. @ 2.00	550 ✓	
		<u>11,627</u>	
		24,127	\$24,100

MARKET COMPARISON:

Sales Most Comparable	781-18; 758-8; 660-35		
2,750	s.f. @ \$ 8.80	\$ 24,200 ✓	24,200

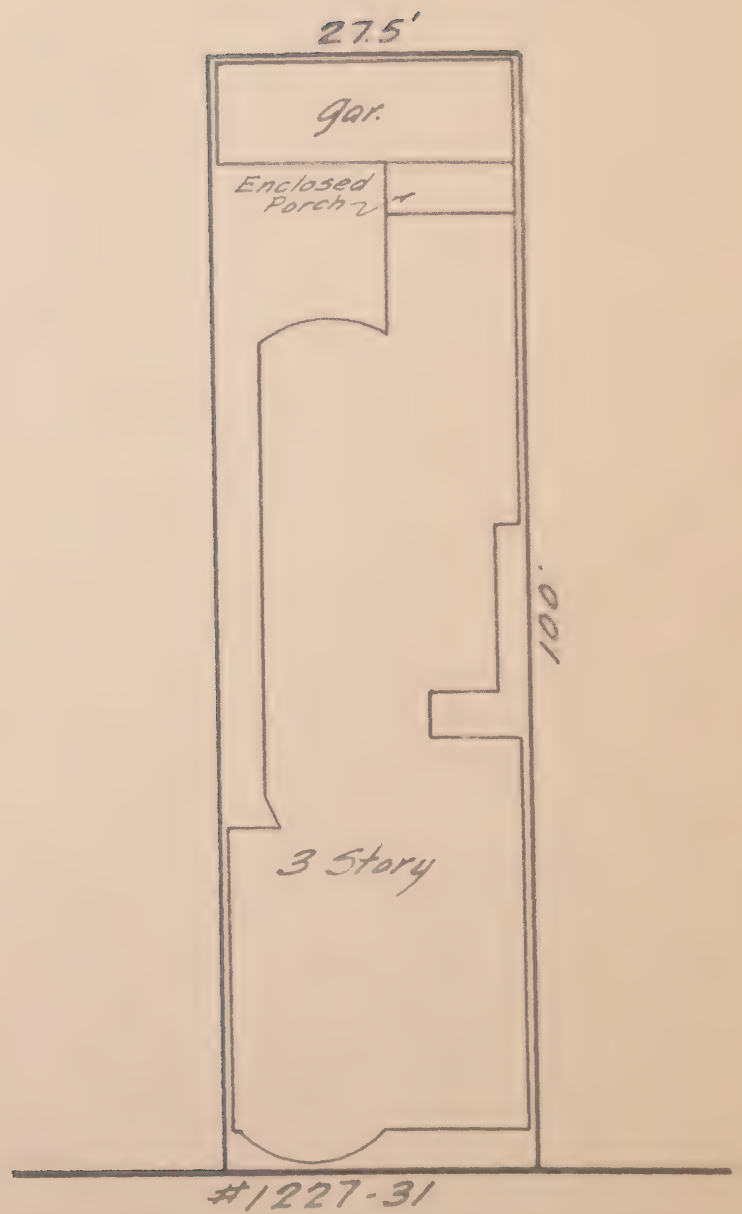
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-7 @ \$100	200		200	
1-7 @ \$85	85		85	
			<u>285</u> x 85 =	
			24,225 ✓	24,200

REMARKS: *Owner acquired this property originally on or about 3-21-61; then transferred it to S. B. Johns in June 1961. The preliminary title report now shows that the owner has reacquired the property, probably from default in payment.

LAND	\$ 12,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 24,000



WEBSTER STREET



APPRAISAL

35-18

OWNER: Joe Brandon et ux
PROPERTY ADDRESS: 1221-25 Webster St.

PARCEL NO. 732-7
DATE ACQ: 4-4-60

OWNER'S ADDRESS: 1223 Webster St.

IRS: \$26.40
CONSID: \$23,375
BEST USE: Present

ZONING: R-3 PRESENT USE: 21 rm. hotel

ASSESSED VALUE: Land \$ 1,380.00
Imps. 2,500.00
\$ 3,880.00

TAXES: \$ 322.42

LAND: DIMENSION 27.5 x 100 = 2,750 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

A 3 st. fr. converted 21 rm. and office hotel bldg. w/ stg. bsmt. and attic. All rooms carpeted wall-to-wall. There is a total of 15 fixtures in 3 bathrooms, one on each flr.

SUMMATION APPROACH:

Rounded to

Land 2,750 s.f. @ \$4.55+
Improvements 6,708 s.f. @ 2.60+
Basement 1,900 s.f. @ 1.00

\$ 12,500 ✓
\$17,441 ✓
1,900 ✓
19,341
31,841

\$31,800

MARKET COMPARISON:

Sales Most Comparable 730-38; 730-12; 779-25
2,750 s.f. @ \$ 11.75±

\$ 32,312 ✓

32,300

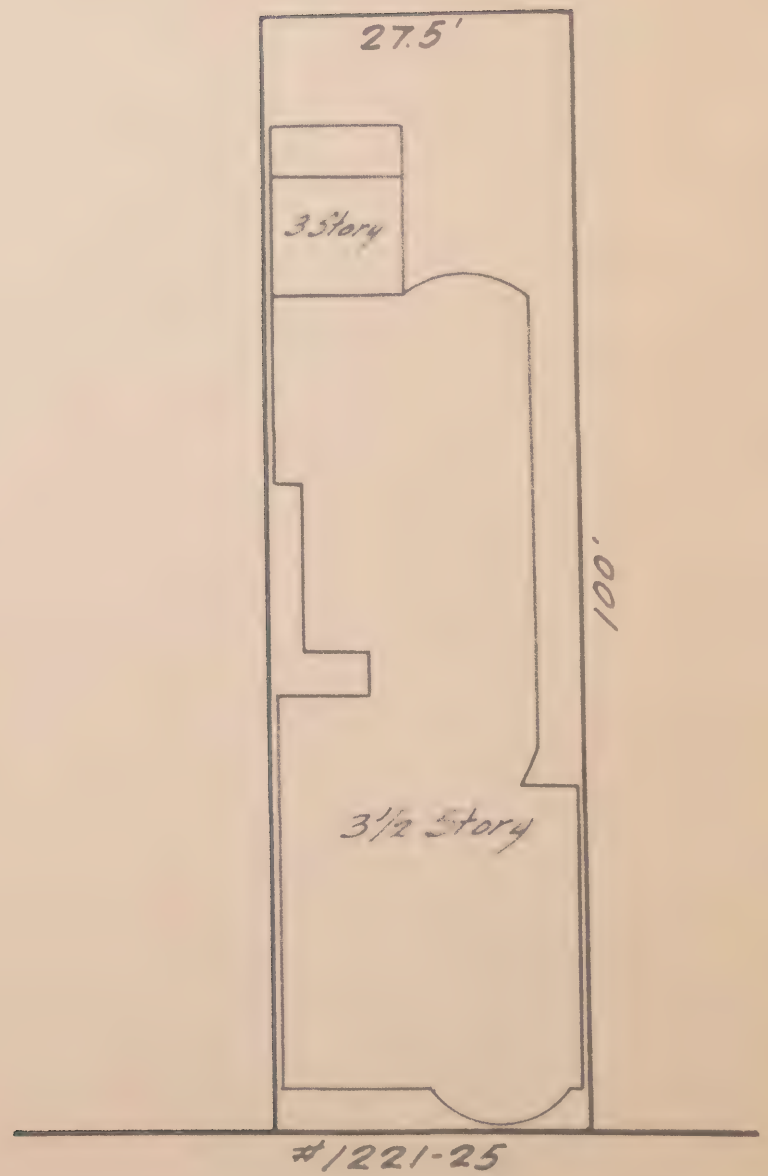
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$(est.)	\$
21 rms. @ \$105	\$2,205	Master Lease	\$400 x 80
			32,000

REMARKS: Owner states he paid \$25,000. The above \$23,375 shown in consideration was taken from information revealed by multiple listing service. Since purchase the 3 flat bldg. has been legally converted to a 21 rm. hotel.

LAND \$ 12,500
IMPROVEMENTS 19,500

MARKET VALUE OF PROPERTY \$ 32,000



WEBSTER STREET



APPRAISAL

OWNER: Willie Tance et ux
PROPERTY ADDRESS: 1215-19 Webster St.

PARCEL NO. 732-8
DATE ACQ: 10-6-55

OWNER'S ADDRESS: 1215 Webster St.

IRS: \$16.50
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,380.00
Impe. 2,300.00
\$ 3,680.00

TAXES: \$ 305.80

LAND: DIMENSION 27.5 x 100 = 2,750 ✓

IMPROVEMENTS: Condition Good Effective Age 40 ±
A 3-st. fr. stucco 3-6 rm. flat bldg. w/ bsmt. and attic space.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.55±	\$ 12,500 ✓
Improvements	6,708 s.f. @ 2.00	\$13,416 ✓
Basement	1,900 s.f. @ 1.00	1,900 ✓
	<u>15,316</u>	<u>15,316</u>
		27,816

\$27,800

MARKET COMPARISON:

Sales Most Comparable 730-12; 685-19
2,750 s.f. @ \$ 10.00

\$

27,500 ✓

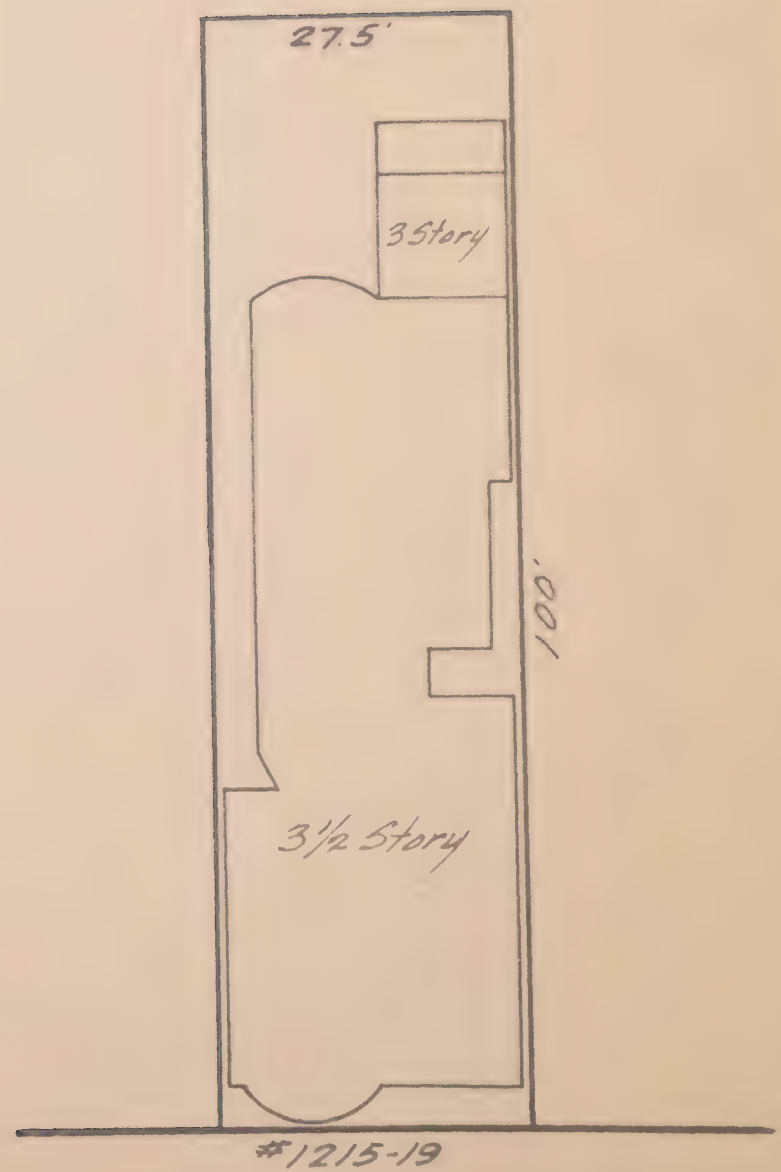
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	80		100
1-6	Owner		100
1-6	90		100
			<u>300</u> x 90

27,000 ✓

LAND \$ 12,500
IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 27,500



WEBSTER STREET



APPRAISAL

OWNER: Wilkins Estates Inc.
PROPERTY ADDRESS: 1209-13 Webster St.

PARCEL NO. 732-9
DATE ACQ: 7-27-59

OWNER'S ADDRESS: Unknown

IRS: *\$0.55
CONSID: Part. Convey.
BEST USE: Unavail.
Same/

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,380.00
Imps. 2,650.00
\$ 4,030.00

TAXES: \$ 334.90

LAND: DIMENSION 27.5 x 100 = 2,750

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 3 st. fr. 3-7 rm. flat bldg. with attic space. One of the flats has been modernized.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.55+	\$ 12,500	
Improvements	6,708 s.f. @ 2.30	15,428	
		27,928	\$27,900

MARKET COMPARISON:

Sales Most Comparable	730-12; 685-19		
	2,750 s.f. @ \$ 10.00	\$ 27,500	27,500

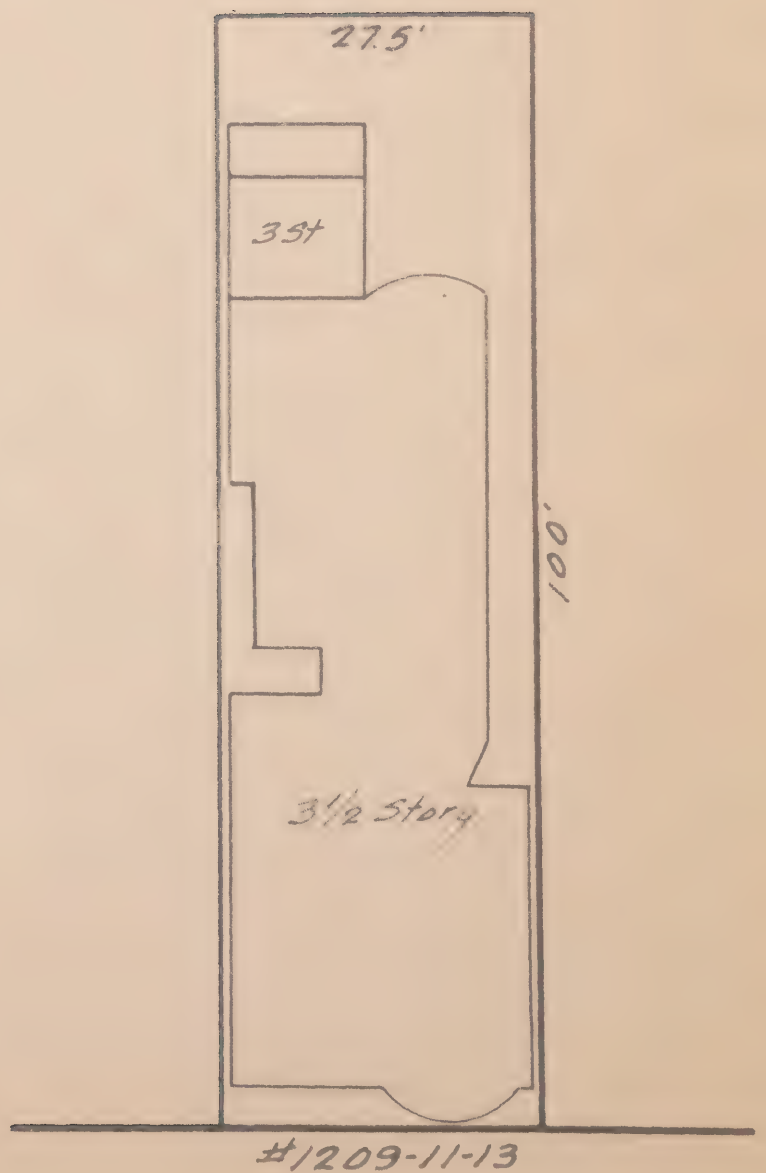
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7	125		100	
1-7	125		100	
1-7	Owner		125	
			325 x 85 =	
			27,625	27,600

*REMARKS: Records show that on 8-19-59 J. Roberts conveyed the remaining interest. IRS: \$14.85

LAND	\$ 12,500
IMPROVEMENTS	15,000

MARKET VALUE OF PROPERTY \$ 27,500



WEBSTER STREET



APPRAISAL

OWNER: Roger Olivier
PROPERTY ADDRESS: 1404 Eddy

PARCEL NO. 732-10
DATE ACQ: 8-8-57

OWNER'S ADDRESS: Unknown

IRS: \$13.75
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats
2 stores

ASSESSED VALUE: Land \$ 2,320.00
Imps. 1,800.00
\$ 4,120.00

TAXES: \$ 342.38

LAND: DIMENSION 27.5 x 100 = 2,750 ✓ s.f.

IMPROVEMENTS: Condition Very poor Effective Age 50 ±

A 3 st. fr. stucco 2 flats (2-6) now rented as 5 sleeping rms.
and community kitchen plus a 6-rm. flat to manager and 2 stores,
now vacant.

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.90+	\$ 13,500	
Improvements	4,541 s.f. @ 1.85±	8,401 ✓	
		21,901	\$21,900

MARKET COMPARISON:

Sales Most Comparable	804-1		
2,750	s.f. @ \$ 7.50	\$ 20,625 ✓	20,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6	100		90	
5 rms. @ \$24/wk.	480		90	
Bar	Vacant		60	
Store	"		50	
			290 x 75 =	
			21,750	21,800

REMARKS: Now listed by Jack Jacobson for \$22,500.

LAND	\$ 13,500
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 20,500

EDDY STREET

#1404

27.5'

100'

3 Story

#1201

WEBSTER STREET



APPRAISAL

OWNER: Pearlle Mullins et ux
PROPERTY ADDRESS: 1430 Eddy

PARCEL NO. 732-11
DATE ACQ: 6-10-60

OWNER'S ADDRESS: 1430 Eddy

IRS: \$176.00
CONSID: \$160,000 Ind.
BEST USE: Present

ZONING: R-3

PRESENT USE: 84 rm. hotel
& Mgr. apt.

ASSESSED VALUE: Land \$ 3,370.00
Impe. 27,200.00
\$ 30,570.00

TAXES: \$ 2,540.36

LAND: DIMENSION 53.5 x 137.5 = 7,356 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 5 st. reinforced conc. 84 rm. hotel (36w/ bath), 2 baths on ea-
flr., a 3-rm. apt., and a 4-rm. manager's apt. 1st flr. also con-
tains a small office, linen rm., kitchen and laundry rm. Elevator
1,200 lb. cap. Also 7 stalls for cars at the rear.

SUMMATION APPROACH:

Rounded to

Land	7,356 s.f. @ \$5.51±	\$ 40,500 ✓
Improvements	20,670 s.f. @ 6.00	\$124,020 ✓
Carport	1,110 s.f. @ 1.00	1,110
		<u>125,130</u>
		165,630

\$165,600

MARKET COMPARISON:

Sales Most Comparable 673-5; 725-12
7,356 s.f. @ \$ 22.00

\$ 161,832 ✓

161,800

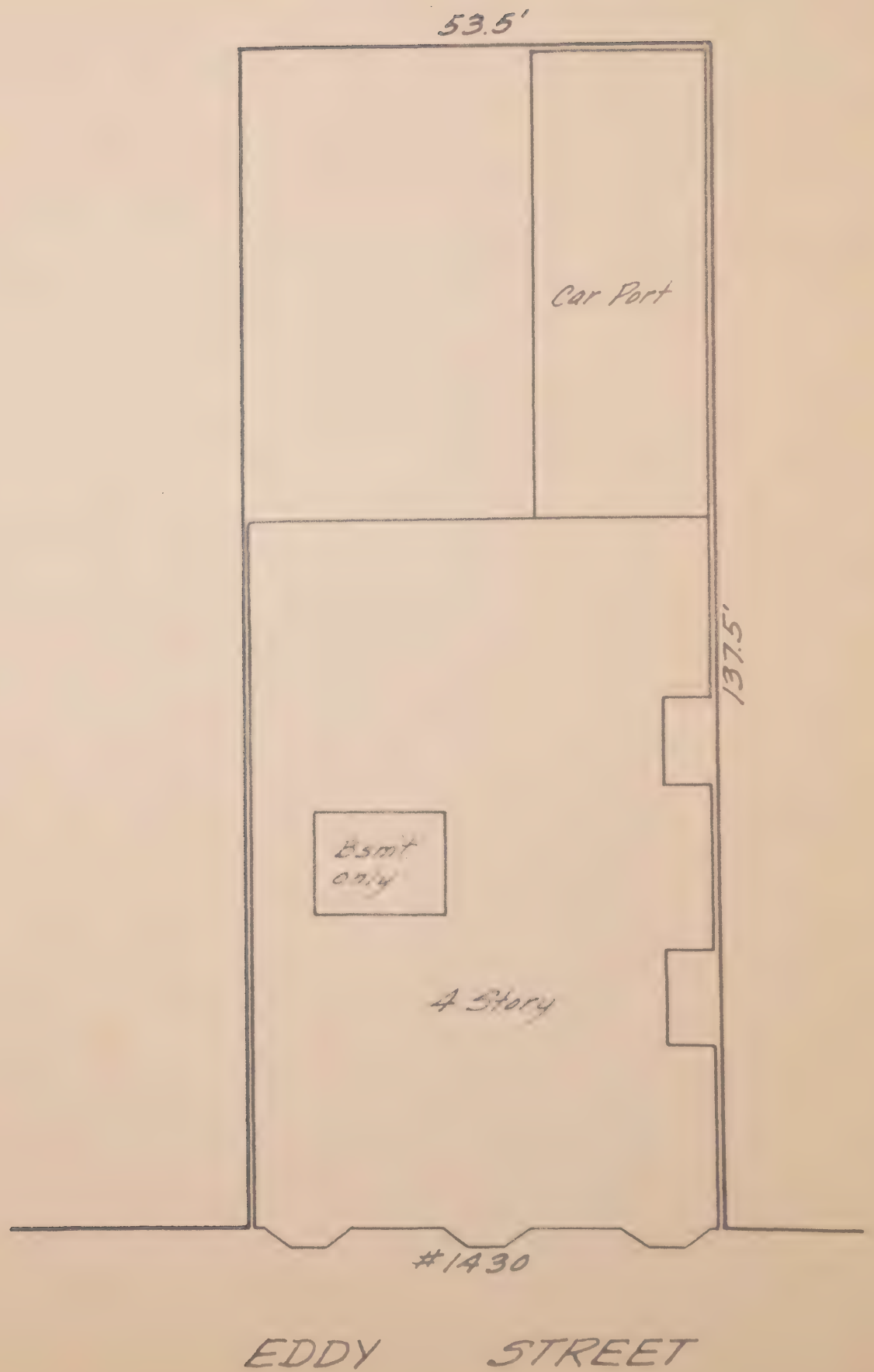
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Hotel Owner	Gross \$6,900±	(ML)	\$1,800
1-3 rm.	80		80
			<u>1,880</u> x 85 =
			159,800 ✓
			159,800

REMARKS: The income approach is considered the least
reliable of the approaches since an
assumption must be made on the master tenancy
lease rent.

LAND	\$ 40,500
IMPROVEMENTS	119,500
	<u>160,000</u>

MARKET VALUE OF PROPERTY \$ 160,000





Block 732, Lot 12
1450 Eddy Street.

(Adjoining buildings have been demolished)

APPRAISAL

OWNER: Pierce-Rodolph Storage Co.
PROPERTY ADDRESS: 1440-50 Eddy

PARCEL NO. 732-12
DATE ACQ: 8-4-48

OWNER'S ADDRESS: 1450 Eddy

IRS: -

ZONING: C-2

PRESENT USE: Moving & stg.

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 10,730.00
Imps. 17,550.00
\$ 28,280.00

TAXES: \$ 2,350.06

LAND: DIMENSION 159 x 137.5 = 21,863 s.f.

IMPROVEMENTS: Condition Good-to-fair Effective Age 60 ±

A 6-st. brick, warehouse bldg. with full bsmt. Flrs. are wd. decks except for street level and bsmt. which are conc. Fixtures include flr. scale, 6'x8' to 1 ton cap., freight elevator 2,000 lb. cap., and a walk-in vault 25' x 7'.

SUMMATION APPROACH:

Rounded to

Land	21,863 s.f. @ \$5.72+	\$ 125,000 ✓	
Improvements	130,842 s.f. @ 2.10	\$274,764	
Bsmt.	21,807 s.f. @ 1.25	27,259 ✓	
		302,023	
		427,023	\$427,000

MARKET COMPARISON:

Sales Most Comparable None (see 733-2)

21,863 s.f. @ \$ 19.50	\$ 426,329 ✓	426,300
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

Entire Bldg. Owner occupied

130,000 s.f. @ \$0.04	
5,200 x 85	442,000 ✓

REMARKS: The business has been in the family since before 1906. The owner states he has a fire insurance coverage of \$378,000.

LAND	\$ 125,000
IMPROVEMENTS	302,000

MARKET VALUE OF PROPERTY \$ 427,000

159'

6 Story

137.5'

#1450

#1446

#1440

EDDY STREET



APPRAISAL

OWNER: John H. Ryan et ux
PROPERTY ADDRESS: 1476-96 Eddy

PARCEL NO. 732-14
DATE ACQ: 10-23-37

OWNER'S ADDRESS: 18621 Harleigh Dr., Saratoga

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: 4 apts.
3 stores

ASSESSED VALUE: Land \$ 8,715.00
Imps. 5,950.00
\$ 14,665.00

TAXES: \$ 1,218.66

LAND: DIMENSION 27.5 x 100 = 2,750 s.f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

A 3 st. fr. 4 apt. 3 store bldg. (apts. consist of 4, 6, 6, and 5 rms. with 1-6 rm. flat being used as a beauty shop).

SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$6.00+	\$ 16,500	
Improvements	8,168 s.f. @ 3.00	24,504	
		<u>41,004</u>	\$41,000

MARKET COMPARISON:

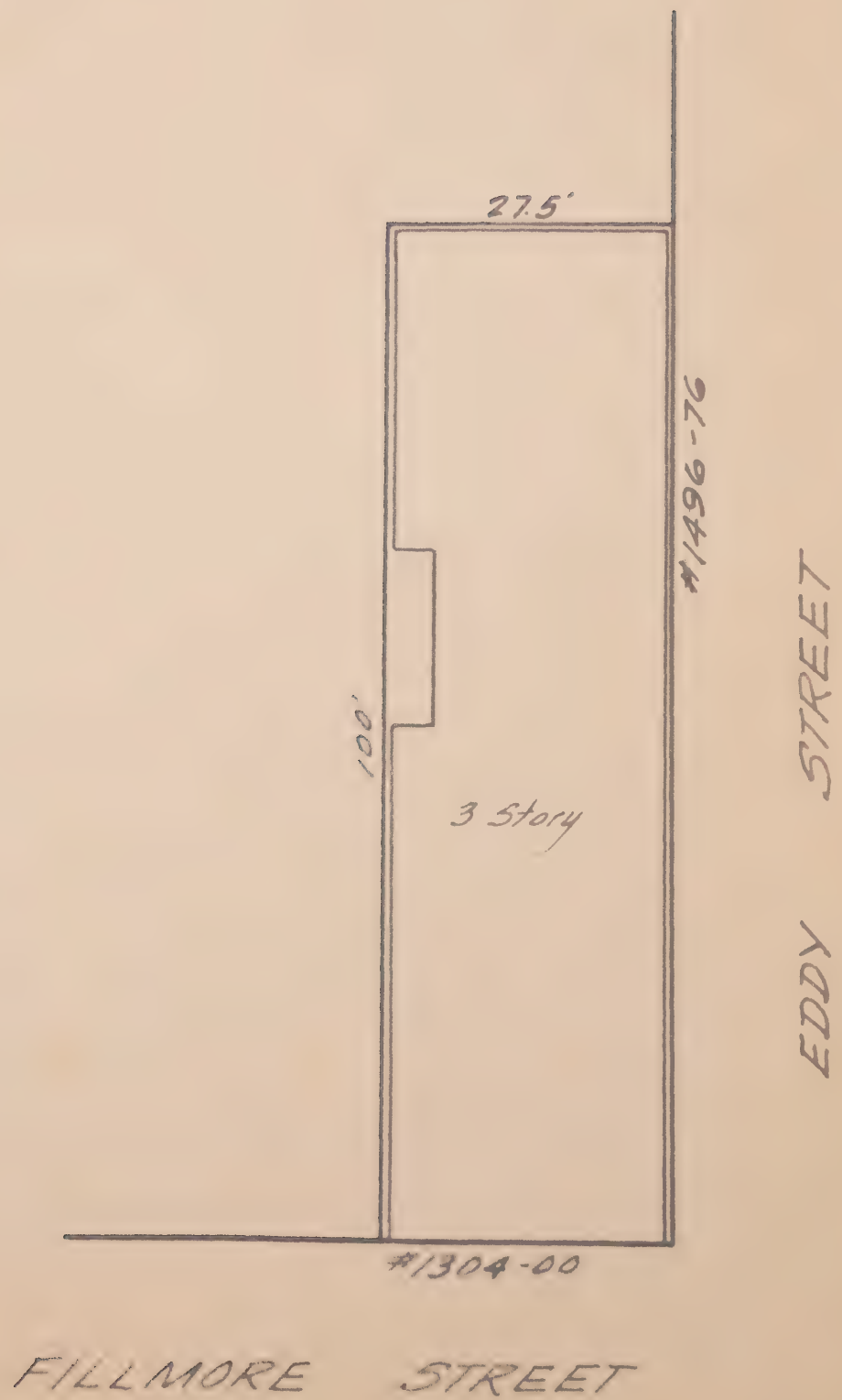
Sales Most Comparable	773-15,-16; 684-21; 684-22		
2,750 s.f. @ \$ 15.00	\$ 41,250	✓	41,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Apt.				
1-4	35		35	
1-6	50		50	
1-6	43		50	
1-5	40		40	
Stores				
1490-92	100		100	
1494	50		50	
P.&K. Grocery	250		250	
			<u>575</u> x 72	41,400 ✓

LAND	\$ 16,500
IMPROVEMENTS	<u>24,500</u>

MARKET VALUE OF PROPERTY \$ 41,000





APPRAISAL

OWNER: Lincoln Leong
PROPERTY ADDRESS: 1306-24 Fillmore

PARCEL NO. 732-15
DATE ACQ: 11-28-60

OWNER'S ADDRESS: 915-A Grant St.

IRS: \$88.00
CONSID: \$250,000
BEST USE: Same w/trade

ZONING: C-2
PRESENT USE: 33 apts.
4 stores

ASSESSED VALUE: Land \$ 18,560.00
Imps. 23,750.00
\$ 42,310.00

TAXES: \$ 3,580.78

LAND: DIMENSION 82.5 x 100 = 8,250 s.f.

IMPROVEMENTS: Condition Fair Effective Age 35

A 1 st. and 4 st. conc. bldg. containing 33 apts. (24-2, 6-3, 3-1) and 4 stores. Bldg. contains an elevator.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$6.00+	\$ 49,500	
Improvements	25,492 s.f. @ 7.00	178,444	
		<u>227,944</u>	\$228,000

MARKET COMPARISON:

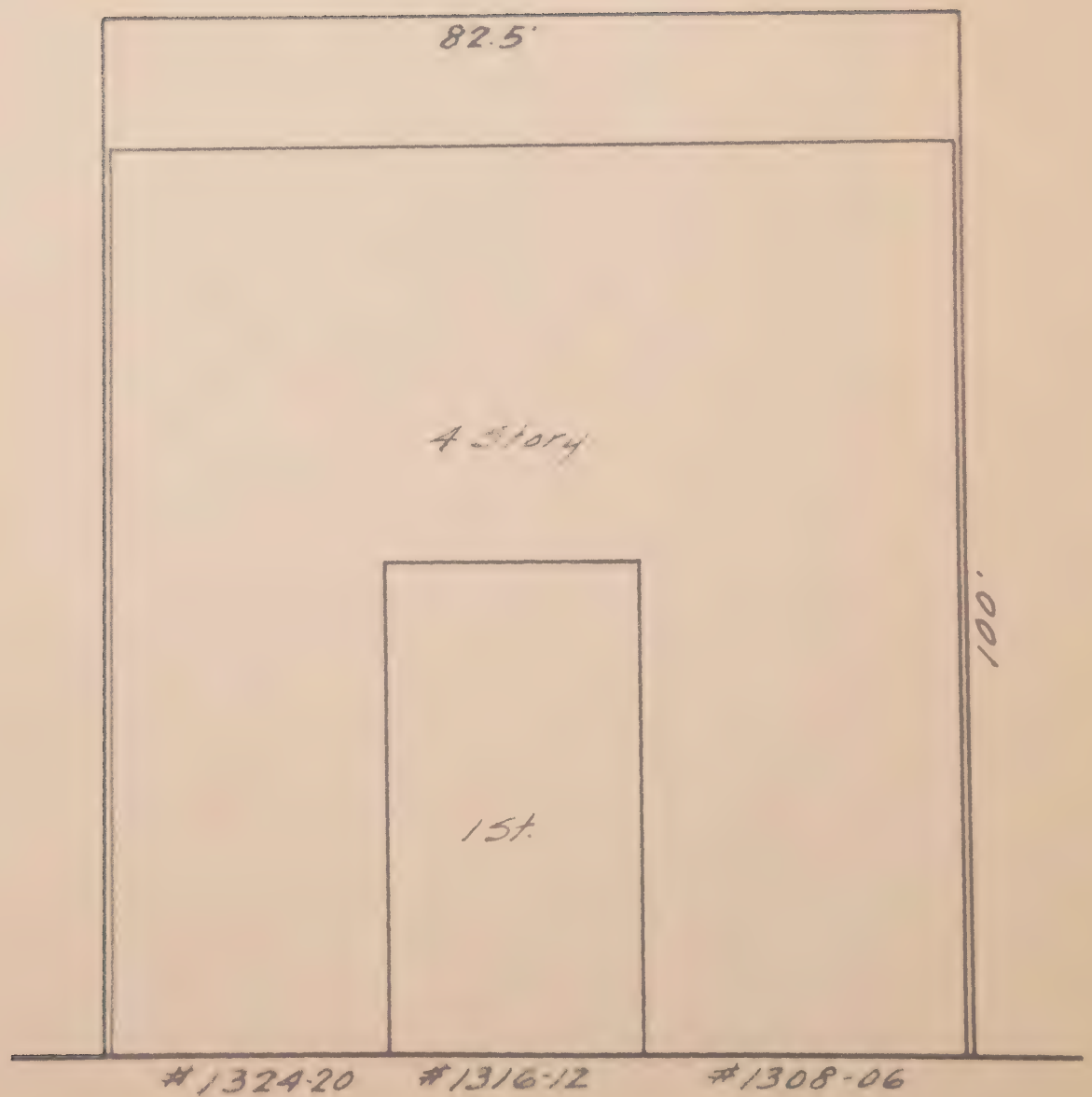
Sales Most Comparable	732-15		
8,250 s.f. @ \$ 27.50		\$ 226,875	226,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
24-2	55	1,320	1,320
6-3	65	390	390
3-1	27	81	90
Stores			
Toyo	125		125
Coleman	125		125
Eagle Meat	300		250
Vacant	125		125
			<u>2,425</u> x 90 =
			218,250
			218,300

LAND	\$ 49,500
IMPROVEMENTS	<u>177,500</u>

MARKET VALUE OF PROPERTY \$ 227,000



FILLMORE STREET



APPRAISAL

35-10

OWNER: Herbert Goldman et ux
PROPERTY ADDRESS: 1328 Fillmore

PARCEL NO. 732-16
DATE ACQ: Rec. 9-15-49
3-3-54

OWNER'S ADDRESS: 1328 Fillmore

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: Meat Mkt.

ASSESSED VALUE: Land \$ 6,185.00
Impe. 4,100.00
\$ 10,285.00

TAXES: \$ 854.68

LAND: DIMENSION 27.5 x 100 = 2,750 ✓

s. f.

IMPROVEMENTS: Condition Good Effective Age 20 ±

A 1 st. reinforced conc. store bldg. Tenant installed fixtures include walk-in box 15'x15'x8', a freezer 10'x15'x10', a walk-in box 8'x10'x12', 7 compressor units and 3 meat chiller showcases.

SUMMATION APPROACH:

Rounded to

Land 2,750 s.f. @ \$5.82+
Improvements 2,750 s.f. @ 6.50

\$ 16,000 ✓
17,875 ✓
33,875

\$33,900

MARKET COMPARISON:

Sales Most Comparable None (See 684-22)
2,750 s.f. @ \$ 12.00

\$ 33,000 ✓

33,000

INCOME APPROACH:

Units Actual
\$

Fair
\$

Total Monthly
\$

450

450 x 80

36,000 ✓

LAND
IMPROVEMENTS

\$ 16,000
18,000

MARKET VALUE OF PROPERTY \$ 34,000



FILLMORE STREET



APPRAISAL

35-9

OWNER: Milton J. Weitner
 PROPERTY ADDRESS: 1336 Fillmore (17)
 1334-40 Fillmore (18)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 732-17,-18
 DATE ACQ: Rec. 5-8-46,
 3-24-48

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: C-2 PRESENT USE: 2 stores

ASSESSED VALUE: Land \$ 8,710.00
 Impe. 3,800.00
 \$ 12,510.00

TAXES: \$ 1,039.00

LAND: DIMENSION 27.25 x 71 (17) s.f.
 27.25 x 71 (18) = 3,870 ✓

IMPROVEMENTS: Condition Fair Effective Age 20 ±

A 1 st. brick 3 store bldg. with exterior tile and cement. Bldg. has some mez. area (1,500± s.f.), 3 w.c. Tenant installed fixtures include 15'x10' walk-in box, 7'x8' box, smokehouse 15'x6', and meat chiller with compressors.

SUMMATION APPROACH:

Rounded to

Land	3,870 s.f. @ \$5.81±	\$ 22,500 ✓	
Improvements	3,834 s.f. @ 6.50	\$24,921 ✓	
Mezzanine	1,500 s.f. @ 2.00	3,000	
		27,921	
		<u>50,421</u>	\$50,400

MARKET COMPARISON:

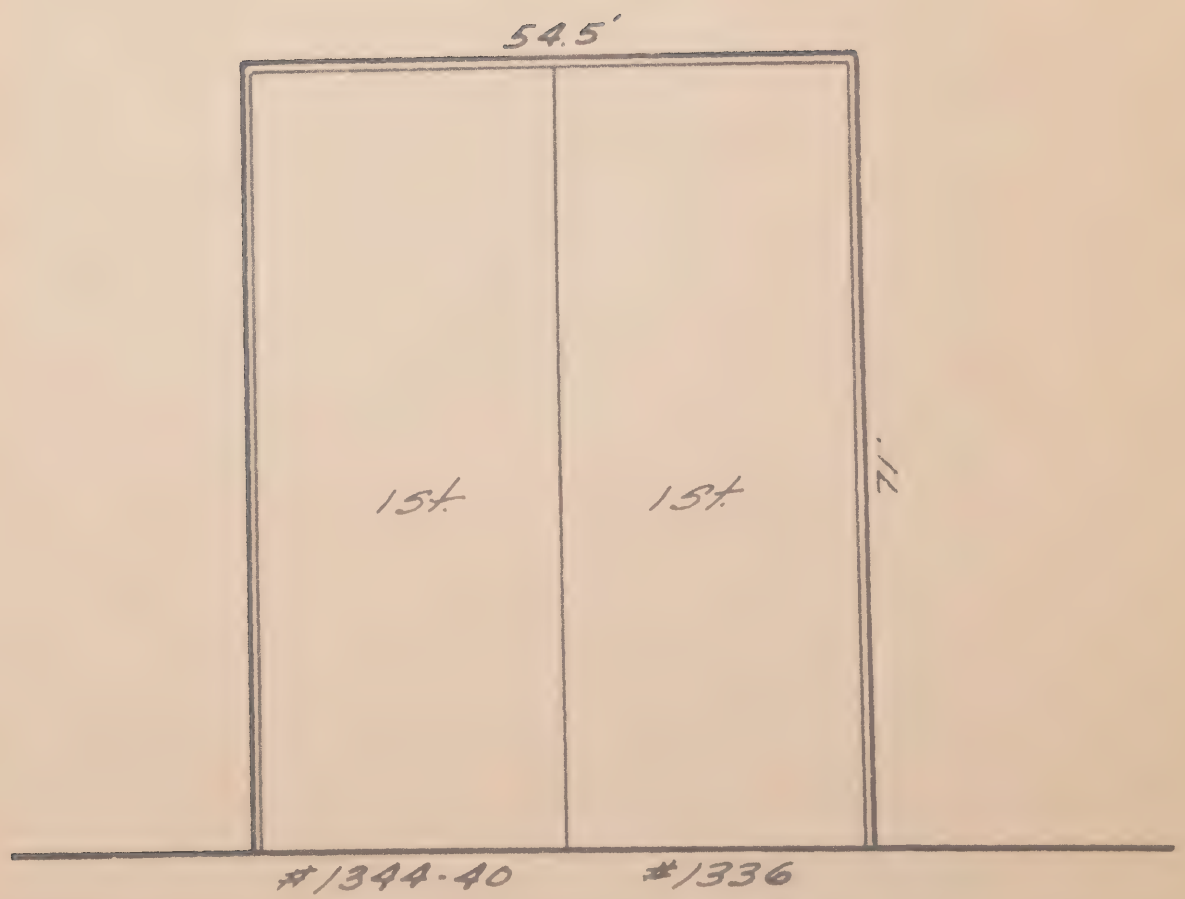
Sales Most Comparable	None (See 684-22; 773-15,-16)		
	3,870 s.f. @ \$ 13.00	\$ 50,310 ✓	50,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Salvation Army	Unavail.		300	
Electrical Sales	135		135	
Meat Store	175		175	
			<u>610</u> x 80	48,800

LAND	\$ 22,500
IMPROVEMENTS	28,000
	<u>50,500</u>

MARKET VALUE OF PROPERTY \$ 50,500



FILLMORE STREET



APPRAISAL

35-8

OWNER: Joel Inv. Co.
 PROPERTY ADDRESS: 1585-89 Ellis
 1360 Fillmore
 OWNER'S ADDRESS: 155 Montgomery

PARCEL NO. 732-19
 DATE ACQ: Prior to 1915

IRS: None
 CONSID: N.S.
 BEST USE: Present

ZONING: C-2 PRESENT USE: 2 stores

ASSESSED VALUE: Land \$ 16,635.00
 Imps. 6,000.00
 \$ 22,635.00

TAXES: \$ 1,880.96

LAND: DIMENSION 71 x 83 = 5,893 ✓

s.f.

IMPROVEMENTS: Condition Good

Effective Age 20 ±

A 1 st. brick store bldg. with 2 stores. Mez. area in the corner store (1,600± s.f.)

SUMMATION APPROACH:

Rounded to

Land	5,893 s.f. @ \$6.02±	\$ 35,500 ✓	
Improvements	5,893 s.f. @ 6.50±	\$38,305	
Mezzanine	1,600 s.f. @ 1.00	1,600 ✓	
		39,905	
		75,405	\$75,400

MARKET COMPARISON:

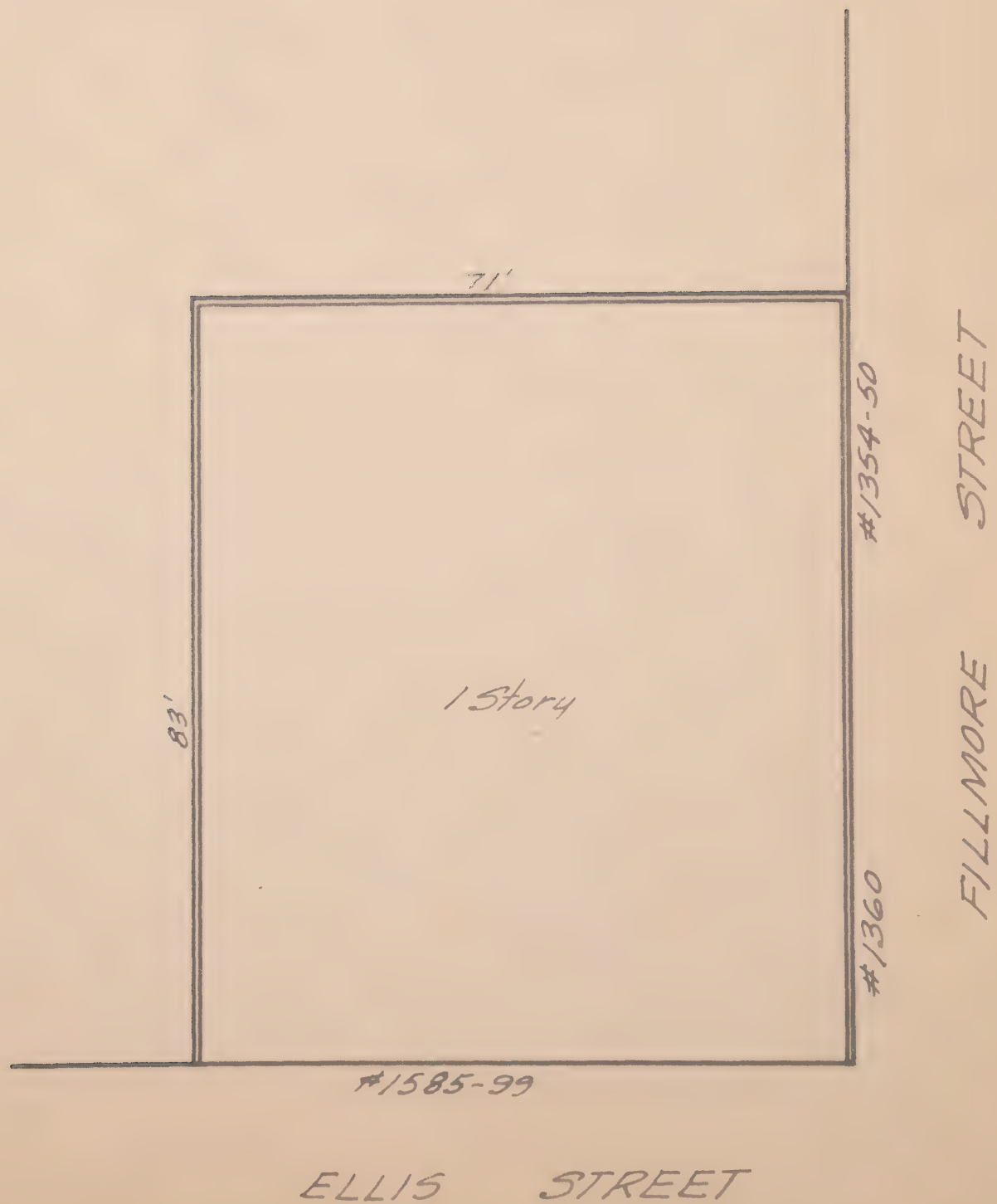
Sales Most Comparable None (See 684-22; 773-15, -16
 5,893 s.f. @ \$ 12.50± \$ 73,663 ✓ 73,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Corner Store	150		750	
Barber	165		165	
			915 x 80	73,200 ✓

LAND	\$ 35,500
IMPROVEMENTS	39,500

MARKET VALUE OF PROPERTY \$ 75,000





APPRAISAL

OWNER: Caroline Worthington
PROPERTY ADDRESS: 1575-81 Ellis

PARCEL NO. 732-20
DATE ACQ: Rec. 9-24-48

OWNER'S ADDRESS: 1432 Alvarado, Burlingame

IRS: -
CONSID: N.S.
BEST USE: Single Office Bldg.

ZONING: C-2 PRESENT USE: 2 stores

ASSESSED VALUE: Land \$ 2,510.00
Imps. 1,500.00
\$ 4,010.00

TAXES: \$ 333.24

LAND: DIMENSION 33.75 x 137.5 = 4,641 s.f. ✓

IMPROVEMENTS: Condition Fair-to-poor Effective Age 40

A 1 st fr. stucco 2 store bldg.

SUMMATION APPROACH:

Rounded to

Land	4,641 s.f. @ \$4.95+	\$ 23,000 ✓	
Improvements	1,947 s.f. @ 2.00	\$3,894 ✓	
Mezzanine	600+ s.f. @ 1.00	600 ✓	
		4,494	
		27,494	\$27,500

MARKET COMPARISON:

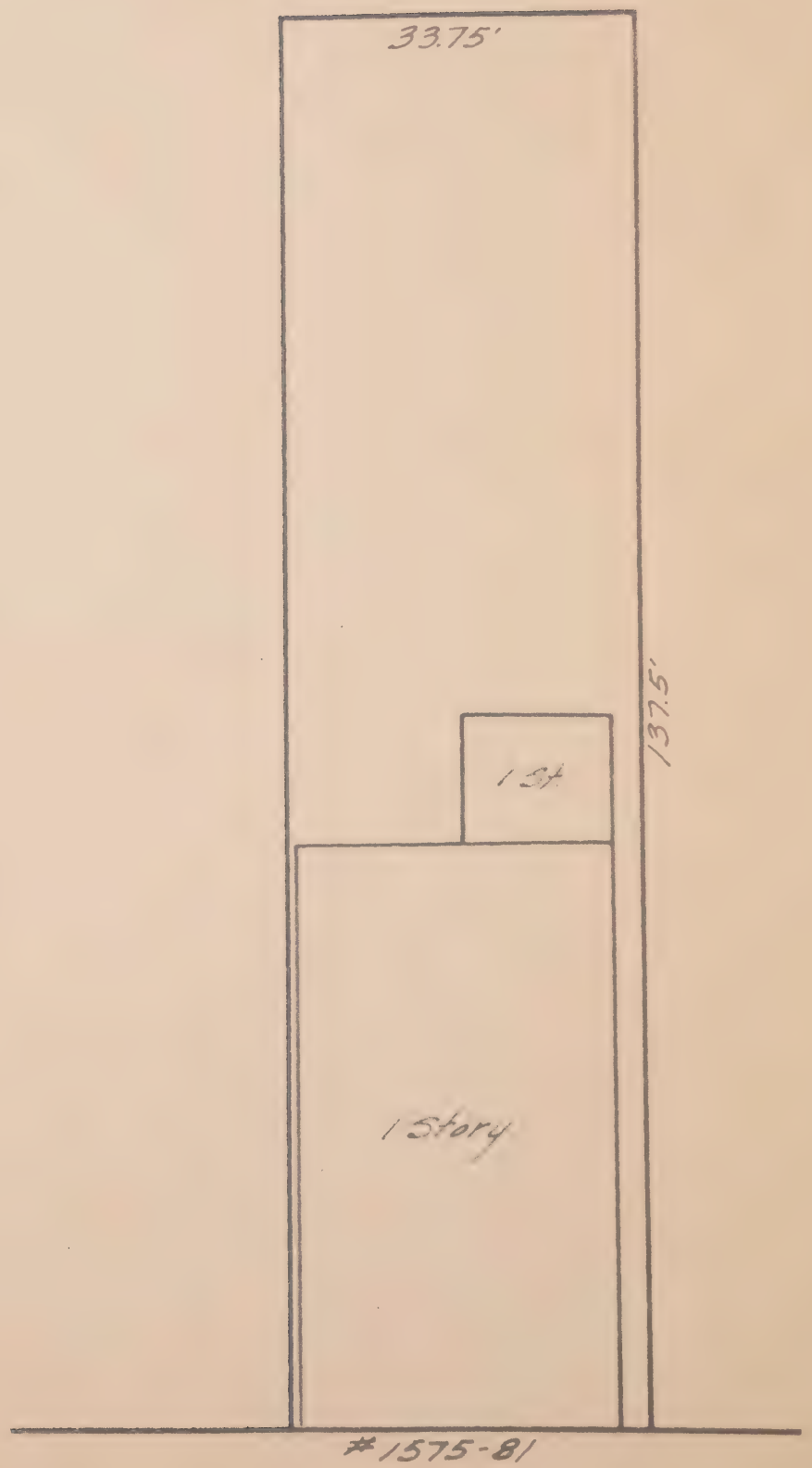
Sales Most Comparable	4,641 s.f. @ \$ 6.00	\$ 27,846 ✓	27,800
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	100		100	
Bar	135		150	
			250 x 100	25,000 ✓

LAND	\$ 23,000
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 27,500



ELLIS STREET



APPRAISAL

35-6

OWNER: Oliver Roberts
PROPERTY ADDRESS: 1567-69 E1115

PARCEL NO. 732-21
DATE ACQ: Rec. 9-21-51

OWNER'S ADDRESS: 539 Waller

IRS: -

CONSID: N.S.

ZONING: C-2

PRESENT USE: Stores & Flat

BEST USE: Present

ASSESSED VALUE: Land \$ 2,510.00
Imps. 3,000.00
\$ 5,510.00

TAXES: \$ 457.88

LAND: DIMENSION 33.75 x 137.5 = 4,641 ✓ s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 40 =

A 2 st. fr. stucco 2 store, 6 rm. flat bldg. (Restaurant's equipment considered personal property).

SUMMATION APPROACH:

Rounded to

Land 4,641 s.f. @ \$4.95+ \$ 23,000 ✓
Improvements 4,821 s.f. (sust. use) 2,500

\$25,500

MARKET COMPARISON:

Sales Most Comparable 773-26; 678-8
4,641 s.f. @ \$ 5.50

\$ 25,525 ✓

25,500

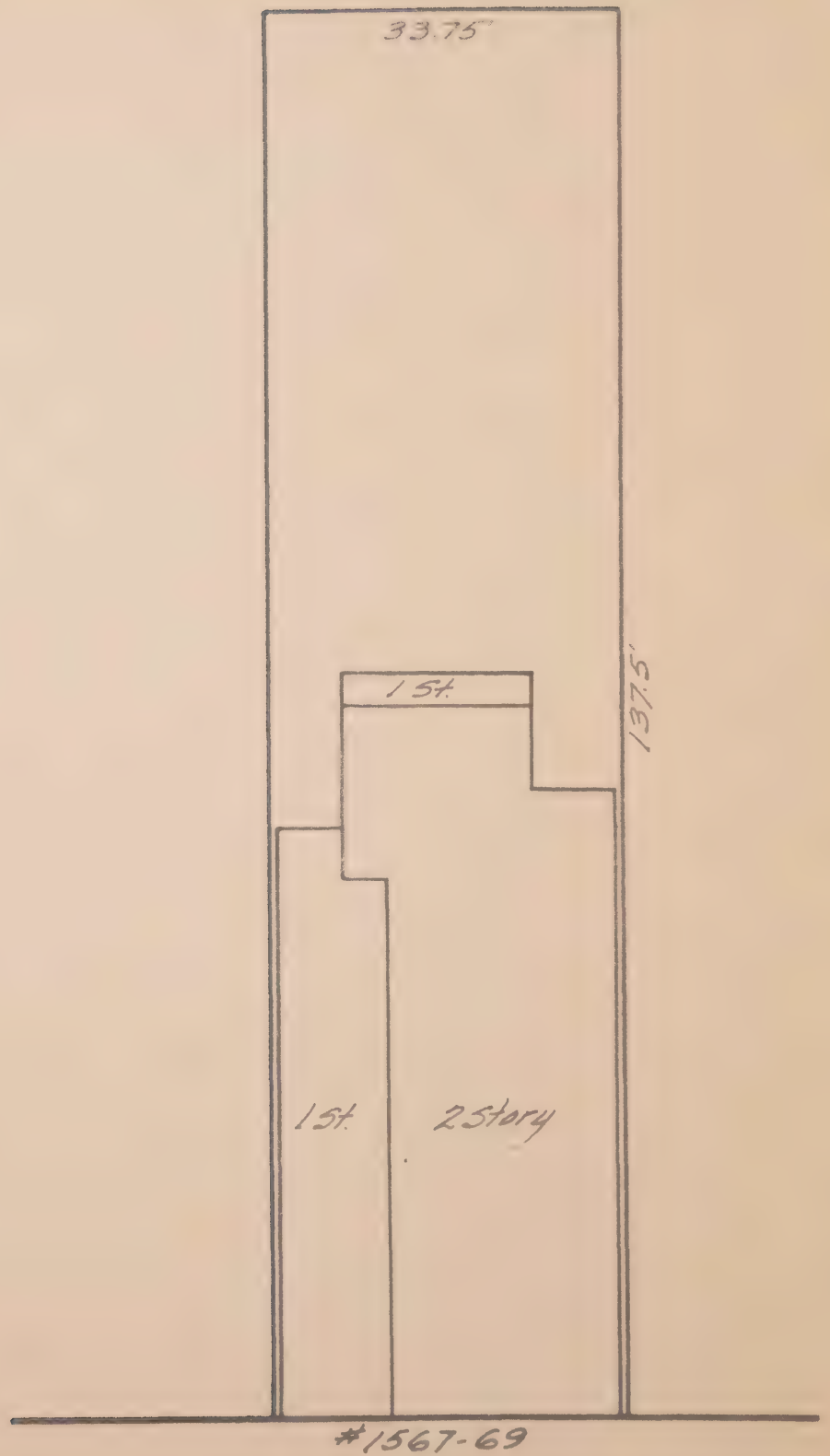
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Restaurant	137.50		150
Shoe Shine	65		65
6 rm. flat	75		85
			300 x 80

24,000 ✓

LAND \$ 23,000
IMPROVEMENTS 2,500

MARKET VALUE OF PROPERTY \$ 25,500



ELLIS STREET



APPRAISAL

35-5

OWNER: Dolores Green
PROPERTY ADDRESS: 1561-63 Ellis

PARCEL NO. 732-22
DATE ACQ: Prior 1959

OWNER'S ADDRESS: 30 Roan Pl., Woodside

IRS: -
CONSID: -
BEST USE: Present

ZONING: C-2

PRESENT USE: Store & 2 flats

ASSESSED VALUE: Land \$ 1,690.00
Imps. 2,350.00
\$ 4,040.00

TAXES: \$ 335.72

LAND: DIMENSION 22.75 x 137.5 = 3,128 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±

A 3 st. fr. recently remodeled exterior, 2-4 rm. flat and 1 store bldg.

SUMMATION APPROACH:

Rounded to

Land	3,128 s.f. @ \$4.64+	\$ 14,500	
Improvements	5,681 s.f. @ 1.75	9,942 ✓	
		<u>24,442</u>	\$24,400

MARKET COMPARISON:

Sales Most Comparable 678-8; 773-26
3,128 s.f. @ \$ 7.50

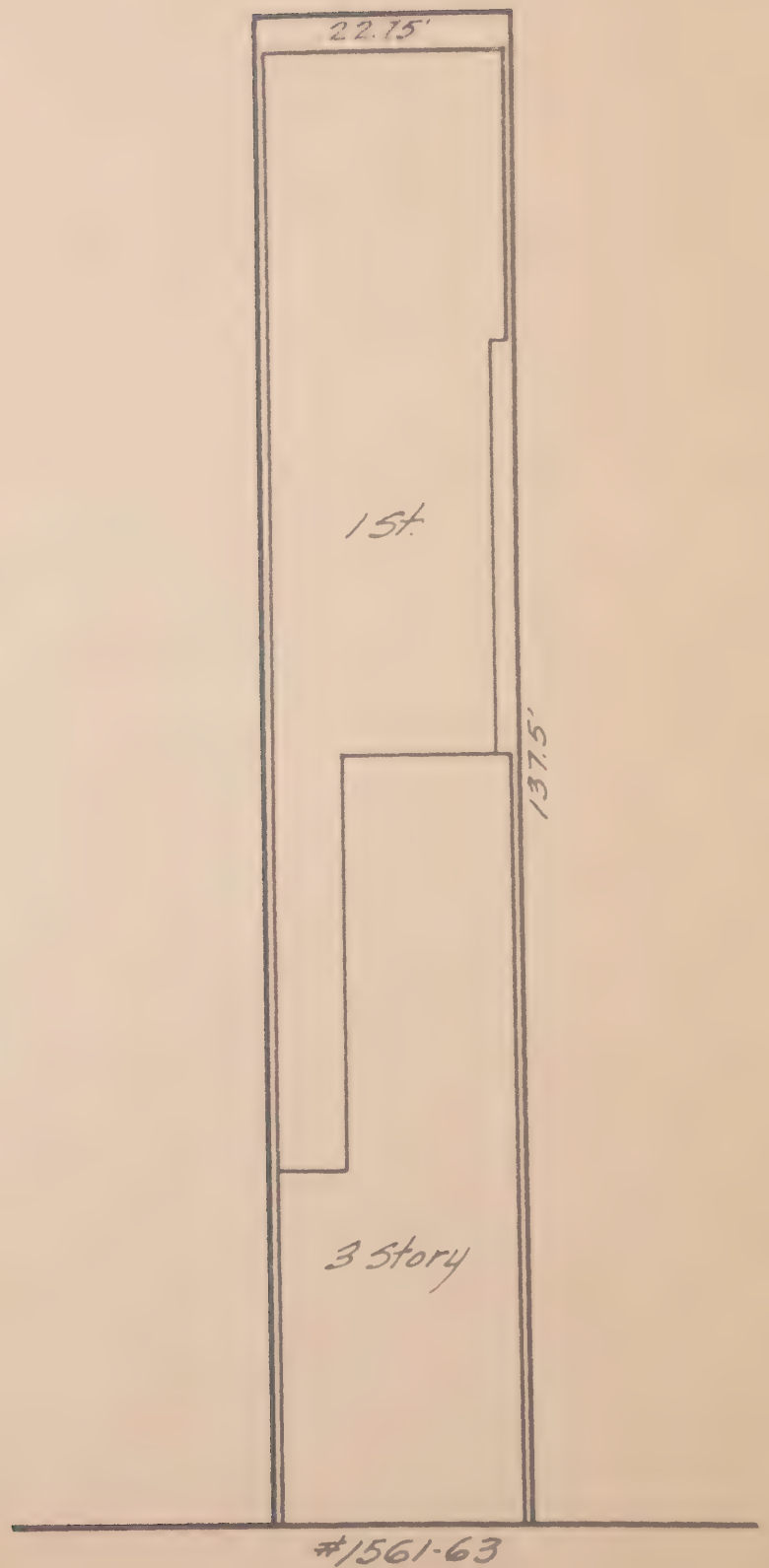
\$ 23,460 ✓ 23,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Restaurant Vacant			150	
2-4's Rm. basis		2@\$75	150	
			<u>300</u> x 80	24,000 ✓

LAND	\$ 14,500
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 24,000



ELLIS STREET



35-4

PARCEL NO. 732-23
DATE ACQ: Rec. 11-19-58

IRS: -
CONSID: N.S.
BEST USE: Present

PRESENT USE: 2 flat
Store

TAXES: \$ 323.26

2. 1.

Effective Age 50 $\pm$

Rounded to

$$\begin{array}{r} \$14,500 \\ 6,300 \\ \hline 20,800 \end{array}$$

\$20,800

\$ 20,332 ✓

20,300

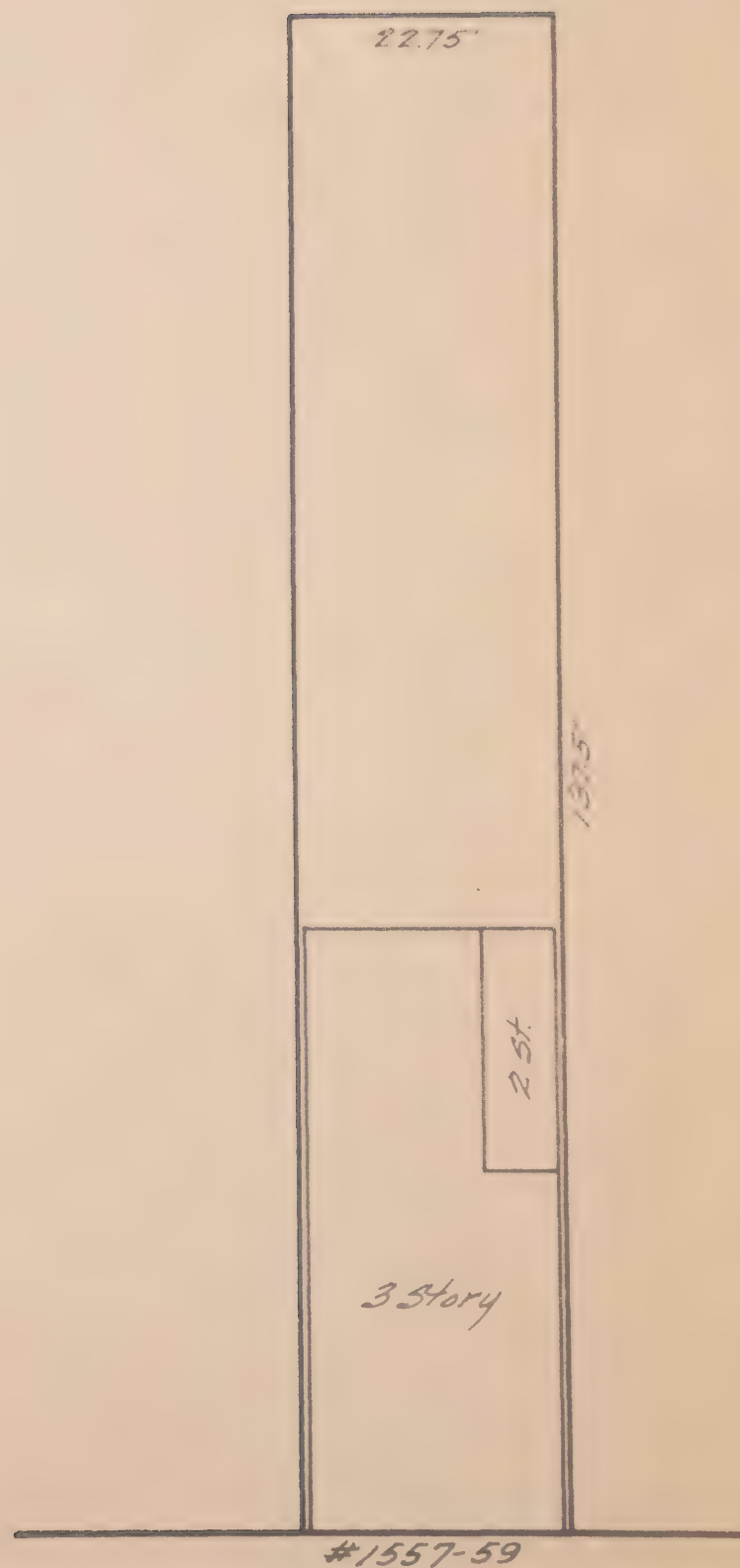
Total Monthly
\$

$$\begin{array}{r} 95 \\ 160 \\ \hline 255 \end{array} \times 80$$

20,400

\$ 14,500
6,000

MARKET VALUE OF PROPERTY \$ 20,500



ELLIS STREET



APPRAISAL

OWNER: Robert W. Pollock et al
PROPERTY ADDRESS: 1547-55 Ellis

PARCEL NO. 732-24
DATE ACQ: 7-22-60

OWNER'S ADDRESS: 2031 Union

IRS: \$35.75
CONSID: Not disclosed
BEST USE: Present

ZONING: C-2

PRESENT USE: 2 stores
6 apts.

ASSESSED VALUE: Land \$ 2,510.00
Imps. 3,300.00
\$ 5,810.00

TAXES: \$ 482.82

LAND: DIMENSION 33.75 x 137.5 = 4,641 ✓ s. f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

A 4 st. fr. 6-4 rm. apt., 2 store bldg.

SUMMATION APPROACH:

Rounded to

Land	4,641 s. f. @ \$4.63±	\$ 21,500 ✓	
Improvements	8,740 s. f. @ 1.75	15,295 ✓	
		<u>36,795</u>	\$36,800

MARKET COMPARISON:

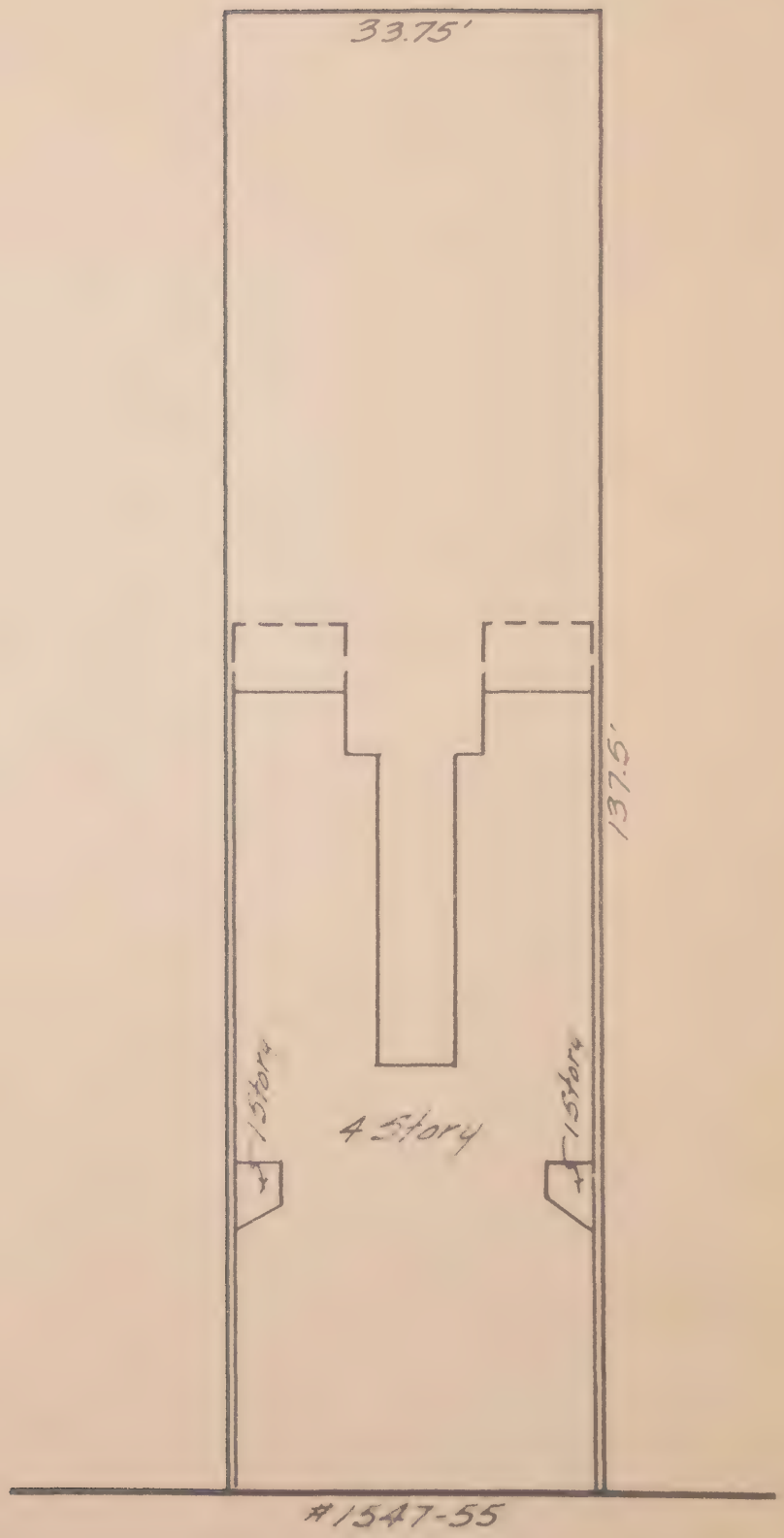
Sales Most Comparable	769-17A; 773-3		
4,641 s. f. @ \$ 7.75±		\$ 35,968 ✓	36,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-4 @ \$85		70	420	
Sign Shop 50		50	50	
Record shop Unavail.		-	50	
			<u>520</u> x 70	36,400 ✓

LAND	\$ 21,500
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 36,500



ELLIS STREET



2000

PARCEL NO. 732-25,-26
DATE ACQ: 10-1-46

IRS: -

CONSID: N.S.

ASSESSED VALUE:	Land	\$	7,850.00
	Impe.		800.00
		\$	<u>8,650.00</u>

TAXES: \$ 718.82

LAND: DIMENSION $96.75 \times 137.5 = 13,303\checkmark$ s. f.

Effective Age 40 $\pm$

SUMMATION APPROACH:

Rounded to

\$ 62,000 ✓

\$ 70 ✓

639

2,654 ✓

3,363

65,363

\$65,400

Sales Most Comparable 771-1; 770-3

\$ 65,850 ✓ 65,900

Units

Actual

Fair

Total Monthly

\$

\$

\$

\$ 62,000

3,500

MARKET VALUE OF PROPERTY \$ 65,500

FOLGER ALLEY

96.75'

137.5'

Office 

#1151

ELLIS STREET

BLOCK 733

BLOCK 733

	NAME	LAND	IMPS	TOTAL
-2	Clarissa S. McMahon	\$158,000	\$ 69,500	\$227,500
-4A	Raymond H. Kiehl	8,000	12,000	20,000
-4B	Guest Rickett	8,000	7,000	15,000
-4c,-4D,-4E,				
-5,-5A,-5B,				
-5C,-8	City & County of S.F.	113,500	-	113,500
-6,-6A	Glad Tidings Tabernacle	110,500	592,500	703,000
-7	F.D. Wilson	<u>46,000</u>	<u>14,000</u>	<u>60,000</u>
		\$444,000	\$695,000	\$1,139,000



APPRAISAL

36-6

OWNER: Clarissa S. McMahon et al
PROPERTY ADDRESS: 1340-58 Eddy Street

PARCEL NO. 733-2
DATE ACQ: 10-22-59

OWNER'S ADDRESS: 703 Mkt. St., Rm. 1607

IRS: \$258.50
CONSID: \$204,750
BEST USE: Present

ZONING: R-3

PRESENT USE: Food Outlet
Whse.

ASSESSED VALUE: Land \$ 16,430.00
Impe. 7,500.00
\$ 23,930.00

TAXES: \$ 1,988.58

LAND: DIMENSION 137.5 x 230 = 31,625 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A 1-st. reinforced conc. warehouse type bldg. with 680 s.f. mezzanine area. Also, fr. shed at rear, poor condition, 1,103 s.f.

SUMMATION APPROACH:

Rounded to

Land	31,625± s.f. @ \$5.00	\$ 158,000✓	
Improvements	28,280± s.f. (incl. mezz) @ \$2.35	\$66,458✓	
Shed	1,103 s.f. @ \$0.50±	552✓	
Parking area	11,688 s.f. @ \$0.20±	2,338✓	
		69,348	
		227,348	\$227,300

MARKET COMPARISON:

Sales Most Comparable	666-6A; 733-2		
	31,625 s.f. @ \$ 7.20	\$	227,700 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
	2250		2250 x 100
			225,000

According to owner at the time of purchase, there was an 18 yr. lease for \$2,250 mo. This lease does not appear on the preliminary title report. A fire which damaged the interior of the bldg. in June 1960 resulted in owner being compensated \$56,000. This and additional sum is now being spent to restore and improve the bldg.

LAND	\$ 158,000
IMPROVEMENTS	69,500

MARKET VALUE OF PROPERTY \$ 227,500

EDDY STREET

#1358

1 Story

Shed

#1340-50

15 Story

230'

137.5'

BUCHANAN STREET



APPRAISAL

36-4

OWNER: Raymond H. Kiehl
PROPERTY ADDRESS: 1368-70 Eddy Street

PARCEL NO. 733-4A
DATE ACQ: 2-10-41

OWNER'S ADDRESS: 268 Farallones

IRS: N.S.
CONSID: N.A.
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flat conv. to 3 apts.

ASSESSED VALUE: Land \$ 1,080.00
Imps. 1,850.00
\$ 2,930.00

TAXES: \$ 243.48

LAND: DIMENSION 24.72 x 70 = 1,730±

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 35 ±

2 st. fr. stucco converted 2 flat bldg., now 1-5 rm., 2-3 rm. with 3 baths and storage basement.

SUMMATION APPROACH:

Rounded to

Land 1,730± s.f. @ \$4.62±
Improvements 2,688 s.f. @ 4.46±

\$ 8,000 ✓
11,988
19,988

\$20,000

MARKET COMPARISON:

Sales Most Comparable 780-30; 781-18

1,730± s.f. @ \$ 11.50

\$ 19,895 ✓

19,900

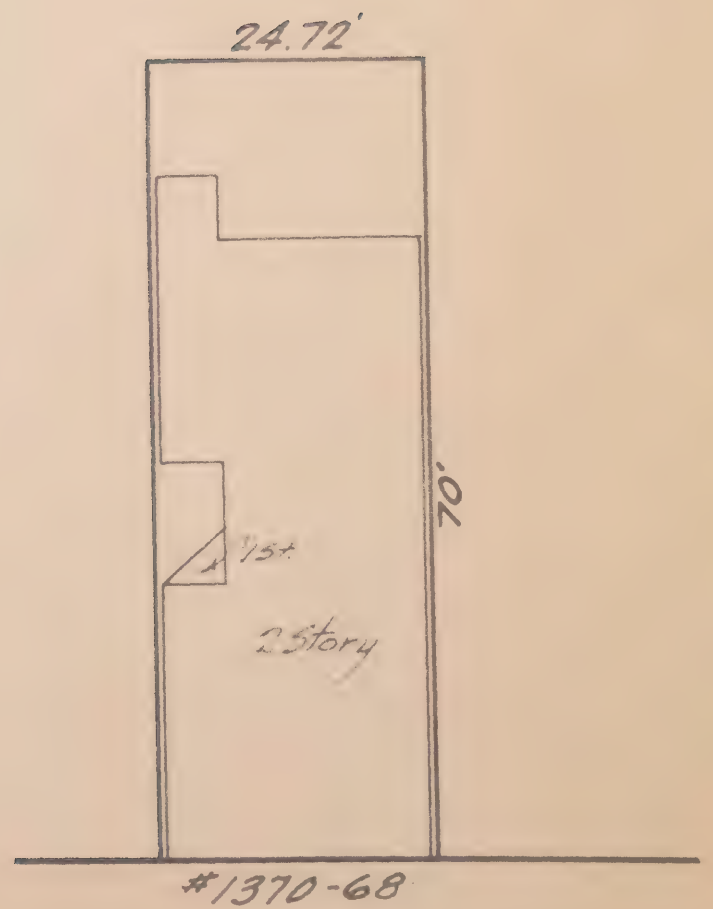
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	65		80
1-3	NA		65
1-3	NA		65
			210 x 100

21,000 ✓

LAND \$ 8,000
IMPROVEMENTS 12,000

MARKET VALUE OF PROPERTY \$ 20,000



EDDY STREET



APPRaisal

OWNER: Guest Rickett
 PROPERTY ADDRESS: 1174-76 Eddy Street

PARCEL NO. 733-4B
 DATE ACQ: 1-23-58

OWNER'S ADDRESS: 1154 Clayton

IRS: No
 CONSID: N.S.
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,060.00
 Imps. 1,250.00
 \$ 2,310.00

TAXES: \$ 108.86

LAND: DIMENSION Irregular = 1,721±

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

2 st. fr. 2 flat bldg. originally 1-4, 1-5, now 1-2 rm., 1-1 rm., 1-3 rm. and 2 sleeping rooms. 2 baths in entire bldg.

SUMMATION APPROACH:

Rounded to

Land 1,721± s.f. @ \$4.65±
 Improvements 2,438 s.f. @ 3.00

\$ 8,000 ✓
 7,314 ✓
 15,314

\$15,300

MARKET COMPARISON:

Sales Most Comparable 663-21
 1,721± s.f. @ \$

8.40±

\$ 14,456 ✓

14,500

INCOME APPROACH:

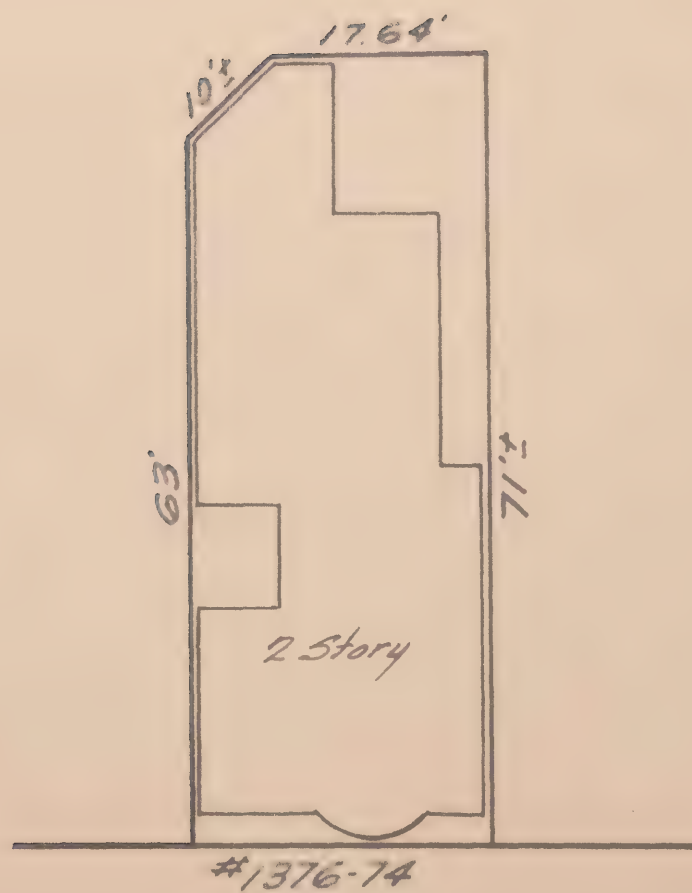
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-2 rm.	35)		
1-1 rm.	45)		
+ Kit.			
1-3 rm.	45)		
2 slp. rm.	90)		
1-4 rm.			75
1-5 rm.			
			85
			160 x 90

14,400 ✓

LAND
 IMPROVEMENTS

\$ 8,000
 7,000

MARKET VALUE OF PROPERTY \$ 15,000



EDDY STREET



APPRAISAL

36-2

733-4C, 4D, 4E,

OWNER: The City & Co. of San Francisco
 PROPERTY ADDRESS: Bet. Ellis St. & Eddy St.
 on e'ly side of Webster Street
 OWNER'S ADDRESS: San Francisco

PARCEL NO. 5, 5A, 5B, 5C, 8
 DATE ACQ: 3-10-60; 10-60;
 6/59

IRS: -

CONSID: -

BEST USE: -

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ None
 Imps. \$

TAXES: \$

LAND: DIMENSION Irregular = 22,624±

s. f.

IMPROVEMENTS: Condition NA

Effective Age NA ±

SUMMATION APPROACH: Not applicable

Rounded to

Land \$
 Improvements

MARKET COMPARISON:

Sales Most Comparable 770-3; 771-1
 22,624± s. f. @ \$ 5.02±

\$ 113,572 ✓

\$113,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$		\$	\$

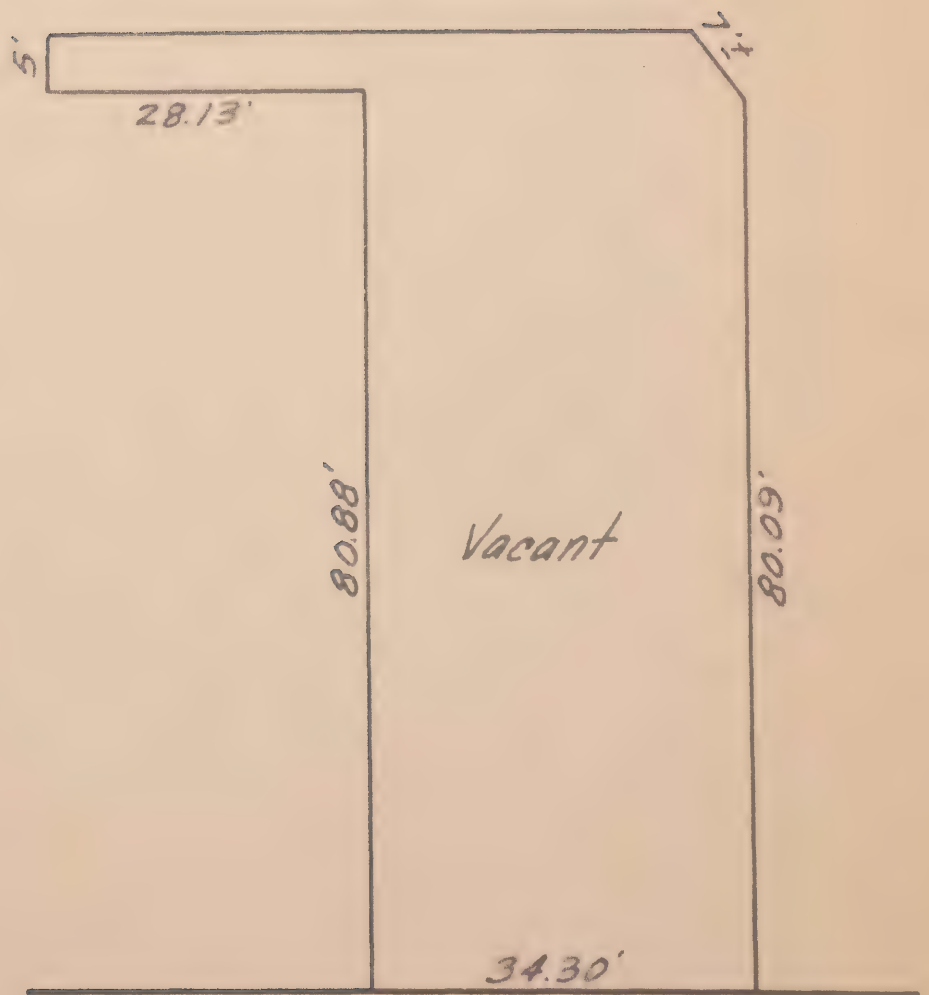
LAND	\$	113,500
IMPROVEMENTS		-

MARKET VALUE OF PROPERTY \$ 113,500

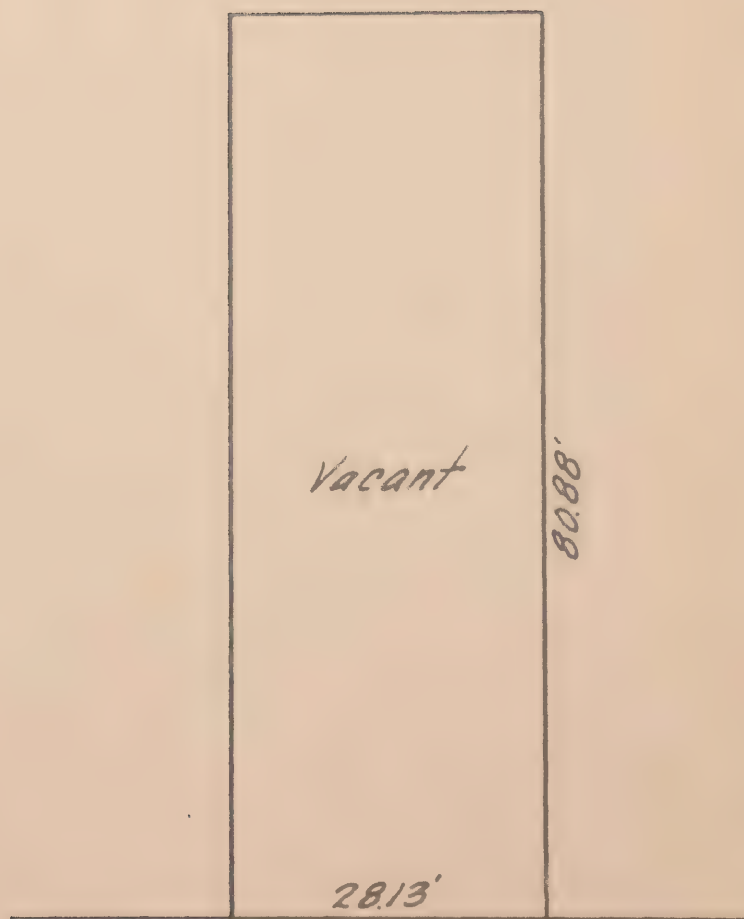
WEBSTER STREET



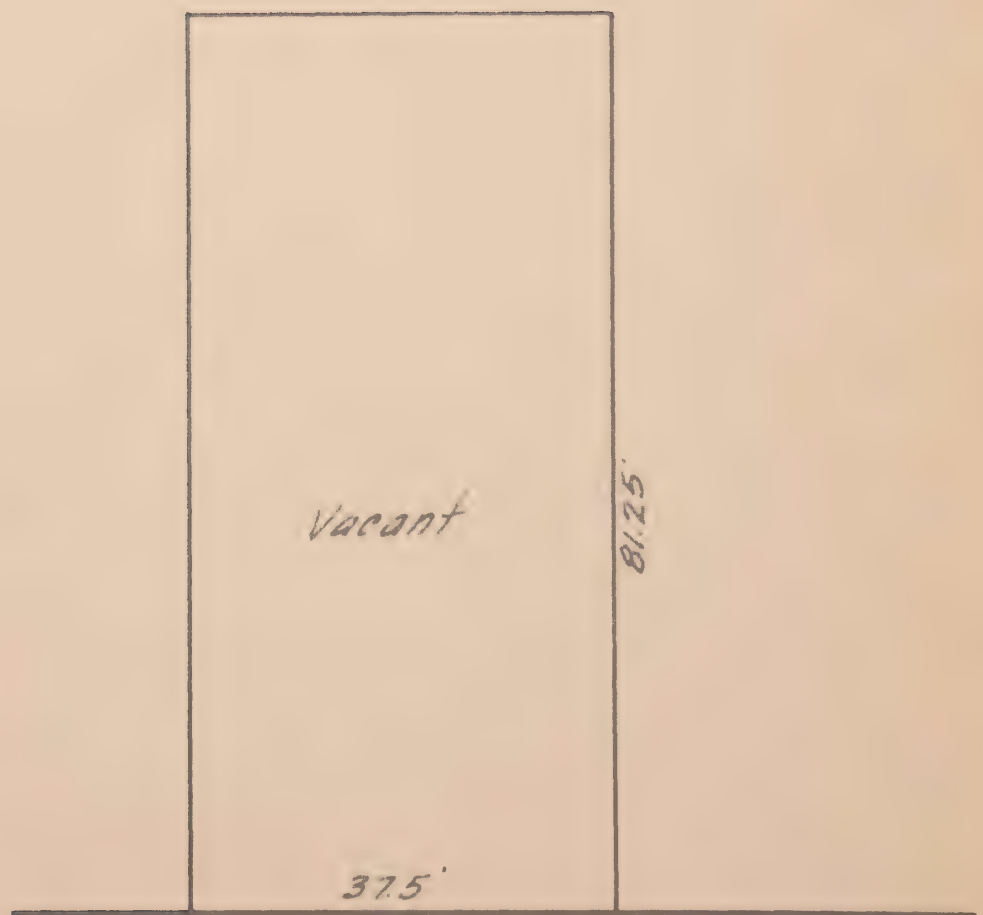
EDDY STREET



EDDY STREET



WEBSTER STREET



WEBSTER STREET

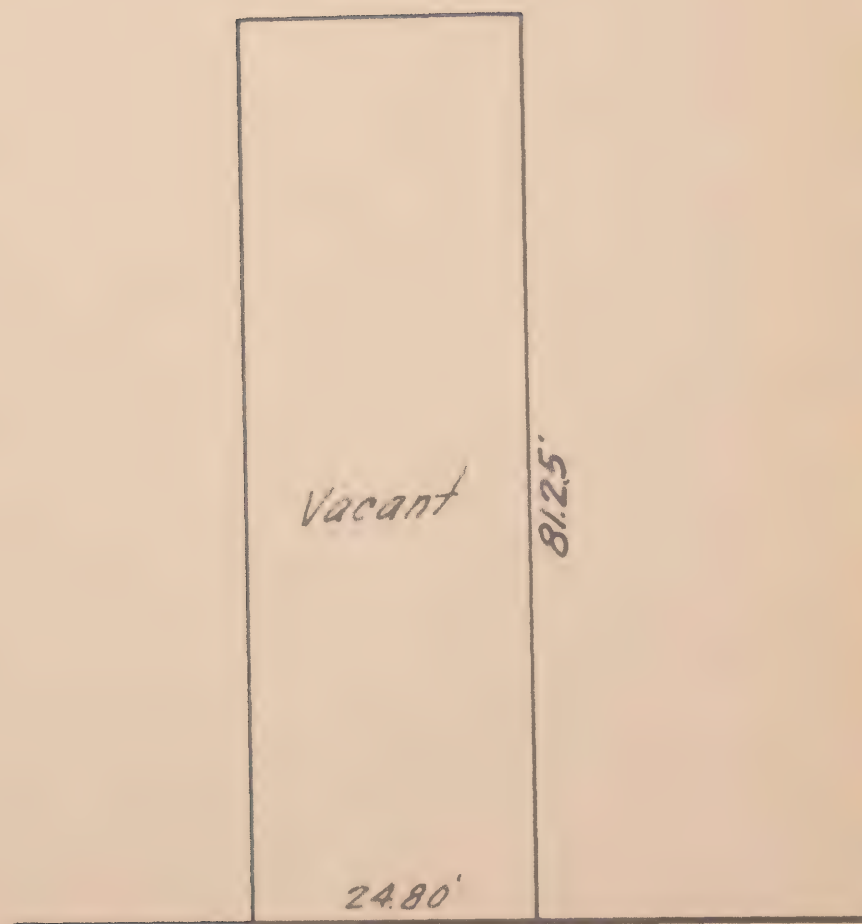
ELLIS STREET

Vacant

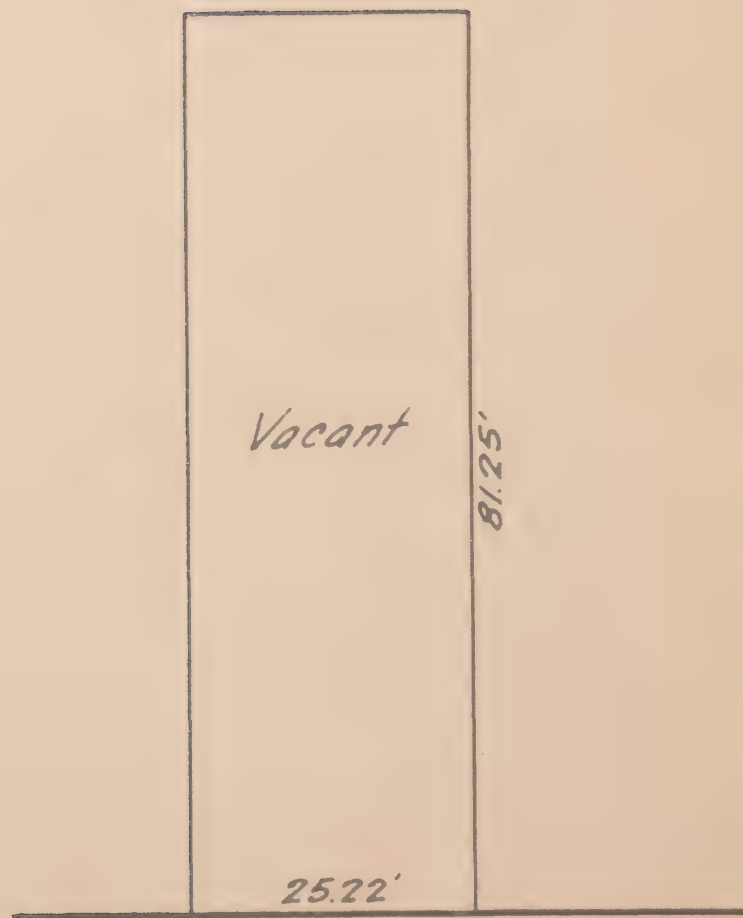
81.25'

50'

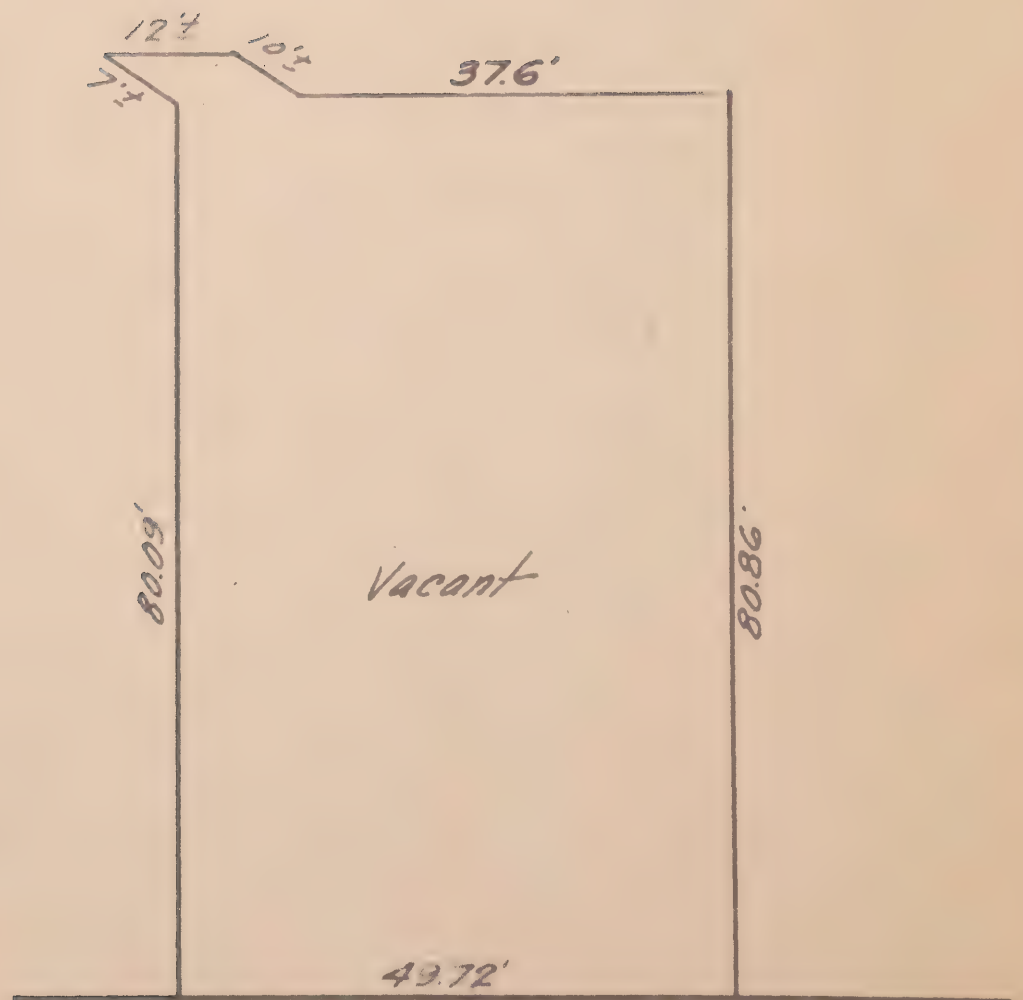
WEBSTER STREET



WEBSTER STREET



WEBSTER STREET



WEBSTER STREET



APPRAISAL

OWNER: Glad Tidings Tabernacle
 PROPERTY ADDRESS: 1445-49 Ellis (6)
 1441 Ellis (6A)
 OWNER'S ADDRESS: 1451 Ellis Street

PARCEL NO. 733-6, -6A
 DATE ACQ: 7-7-22

IRS: No
 CONSID: N.S.
 BEST USE: Present

ZONING: R-3 PRESENT USE: Church

ASSESSED VALUE: Land \$ 9,850.00
 Imps. 68,750.00
 \$ 78,600.00

TAXES: \$ 380.18

LAND: DIMENSION 175 x 137.5 = 24,063± s.f.

IMPROVEMENTS: Condition Good (both bldgs.) Effective Age 25
 (6) 2 st. reinforced conc. Class A church bldg. (see attached sheet for detailed description)
 (6A) 6 st. reinforced conc. Class A dormitory bldg. containing 126 rms., 12 bathrooms with 72 fixtures, a central kitchen and dining rm., a lobby, a classroom, a laundry rm. and a boiler room.

SUMMATION APPROACH:

Rounded to

Land	24,063± s.f. @ \$4.59±	\$ 110,500 ✓	
Improvements			
*Church bldg.	39,230 s.f. @ \$10.00	\$392,300 ✓	
Dormitory	26,640 s.f. @ 7.50	199,800 ✓	
		592,100	
		<u>702,600</u>	\$702,600

MARKET COMPARISON:

Sales Most Comparable None
 s.f. @ \$

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

*The area shown recognizes such factors are the height of bldg., mezzanine areas, tower rooms, etc.

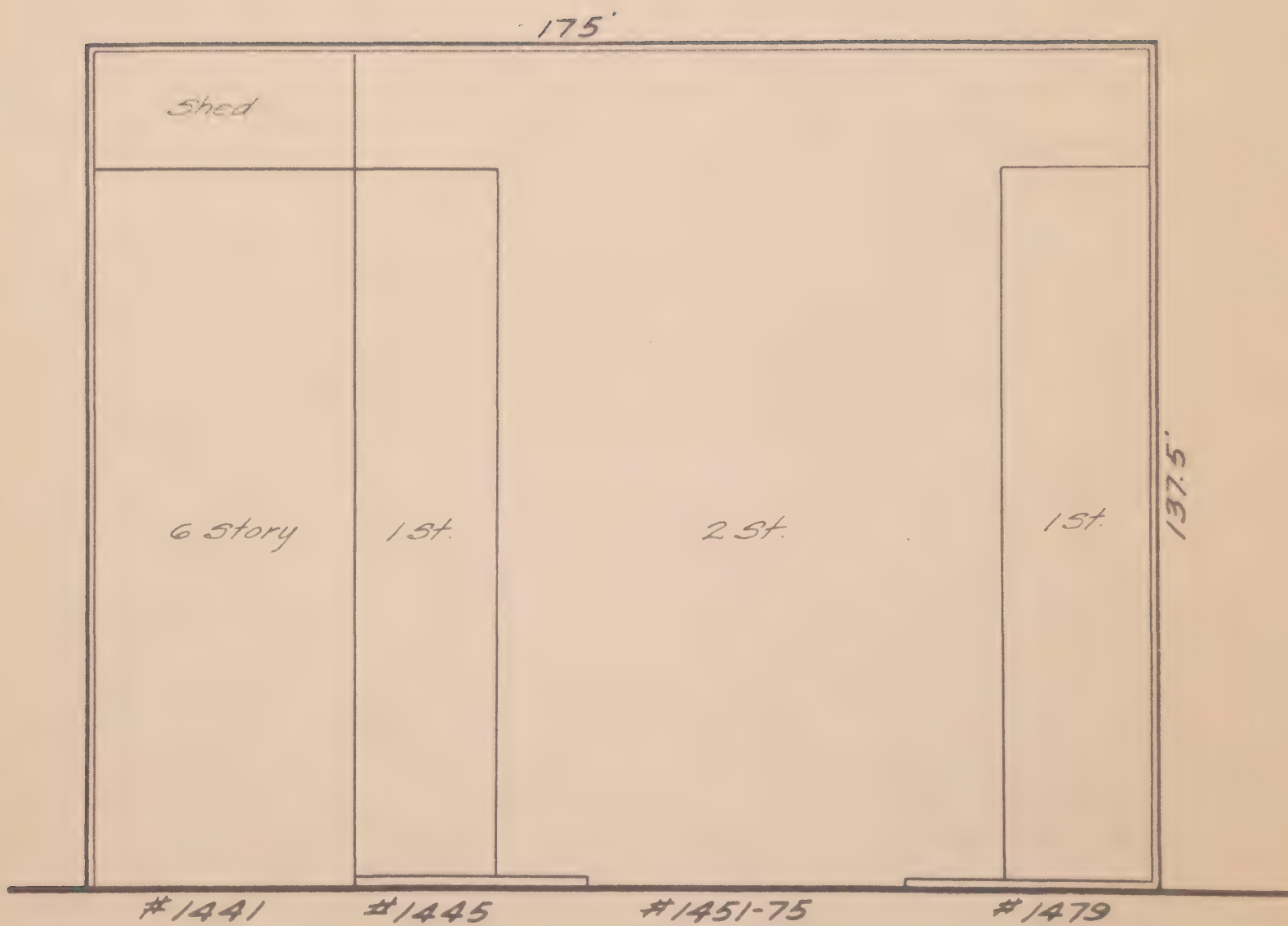
LAND	\$ 110,500
IMPROVEMENTS	592,500
	<u>703,000</u>
MARKET VALUE OF PROPERTY	\$ 703,000

IMPROVEMENTS:

CHURCH BUILDING (description)

1st Floor

	<u>Floors</u>	<u>Walls</u>	<u>Ceiling</u>
Print Shop	PCC	Plaster	Plaster
Meeting Room	"	"	"
2 mezzanines	Wood	Unfin.	Unfin.
Lounge, Ladies', 2 w.c. & 1 lav.	PCC	Plywood	Plywood
Prayer Room	Lino.	Plaster	Plaster
Main Chapel - Seats 930	Asphalt Tile	"	"
Choir Loft - Seats 120	"	"	"
West wing - Seats 250	"	"	"
East wing and library - Seats 250	"	"	"
Restroom, Men's - 4 urinals, 2 w.c., 1 lav.	PCC	"	"
Restroom, Ladies' - 3 w.c., 1 lav.	Asphalt Tile	"	"
Offices (3)	"	"	"
1st Foyer	"	Hardwd.	Acoustical
2nd Nursery	Softwood	Plaster	Plaster
3rd Assembly	"	"	"
Towers - 6 rooms	"	"	"
Baptismal Tank, 1,500 gallons			



ELLIS STREET

BLOCK 737

BLOCK 737

	NAME	LAND	TREES	TOTAL
-3	Philip Efromson	\$ 34,000	\$ -	\$ 34,000
-4	Harry Krieger	57,000	-	57,000
-5	John A. Lennon Est. Co.	65,000	1,000	66,000
-6	U.N.F. Corporation	32,000	1,000	33,000
-7	Annia Nagi	30,000	700	30,700
-8	Nadjda Paperounik	<u>35,000</u>	<u>5,000</u>	<u>40,000</u>
		\$253,000	\$7,700	\$260,700



APPRAISAL

38-8

OWNER: Philip Efromson et ux
PROPERTY ADDRESS: Vacant lot on Eddy

PARCEL NO. 737-3
DATE ACQ: 10-6-61

OWNER'S ADDRESS: 69 West Portal

IRS: \$37.40
CONSID: \$33,600
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 2,950.00
Imps. -
\$ 2,950.00

TAXES: \$ 245.14

LAND: DIMENSION 35 x 120 = 4,200 ✓

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age

SUMMATION APPROACH:

Rounded to

Land 4,200 s. f. @ \$8.10±
Improvements

\$ 34,000 ✓

\$34,000

MARKET COMPARISON:

Sales Most Comparable 737-3
s. f. @ \$

\$

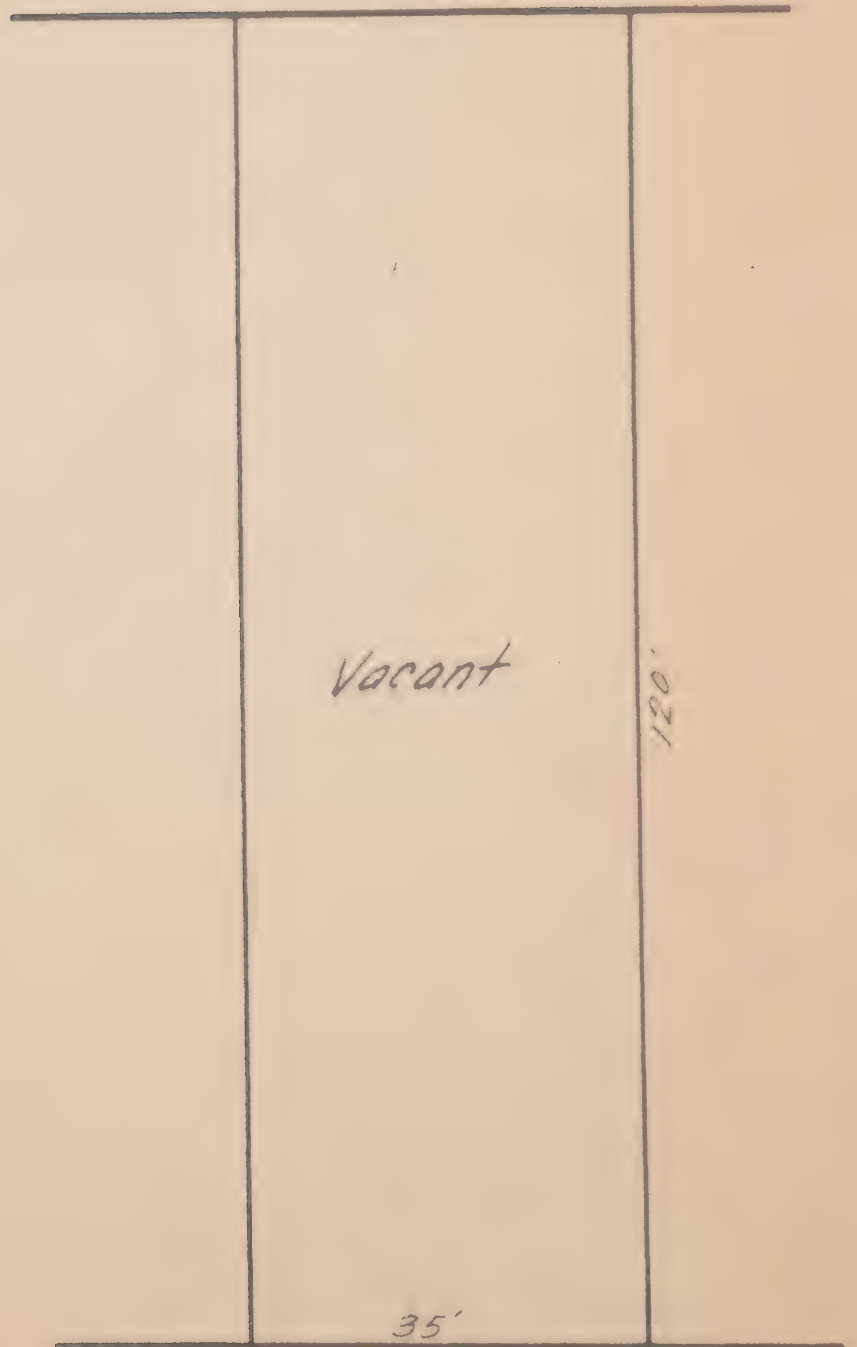
INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND \$ 34,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 34,000

WILLOW STREET



EDDY STREET



APPRAISAL

38-7

OWNER: Harry Krieger et ux
PROPERTY ADDRESS: Vacant lot on Eddy

PARCEL NO. 737-4
DATE ACQ: 10-31-55

OWNER'S ADDRESS: 2950 Geary

IRS: \$9.90
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 5,010.00
Imps. -
\$ 5,010.00

TAXES: \$ 416.34

LAND: DIMENSION 59.38 x 120 = 7,125 ✓

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age

SUMMATION APPROACH:

Rounded to

Land 7,125 s. f. @ \$8.00
Improvements

\$ 57,000 ✓

\$57,000

MARKET COMPARISON:

Sales Most Comparable 737-3
s. f. @ \$

\$

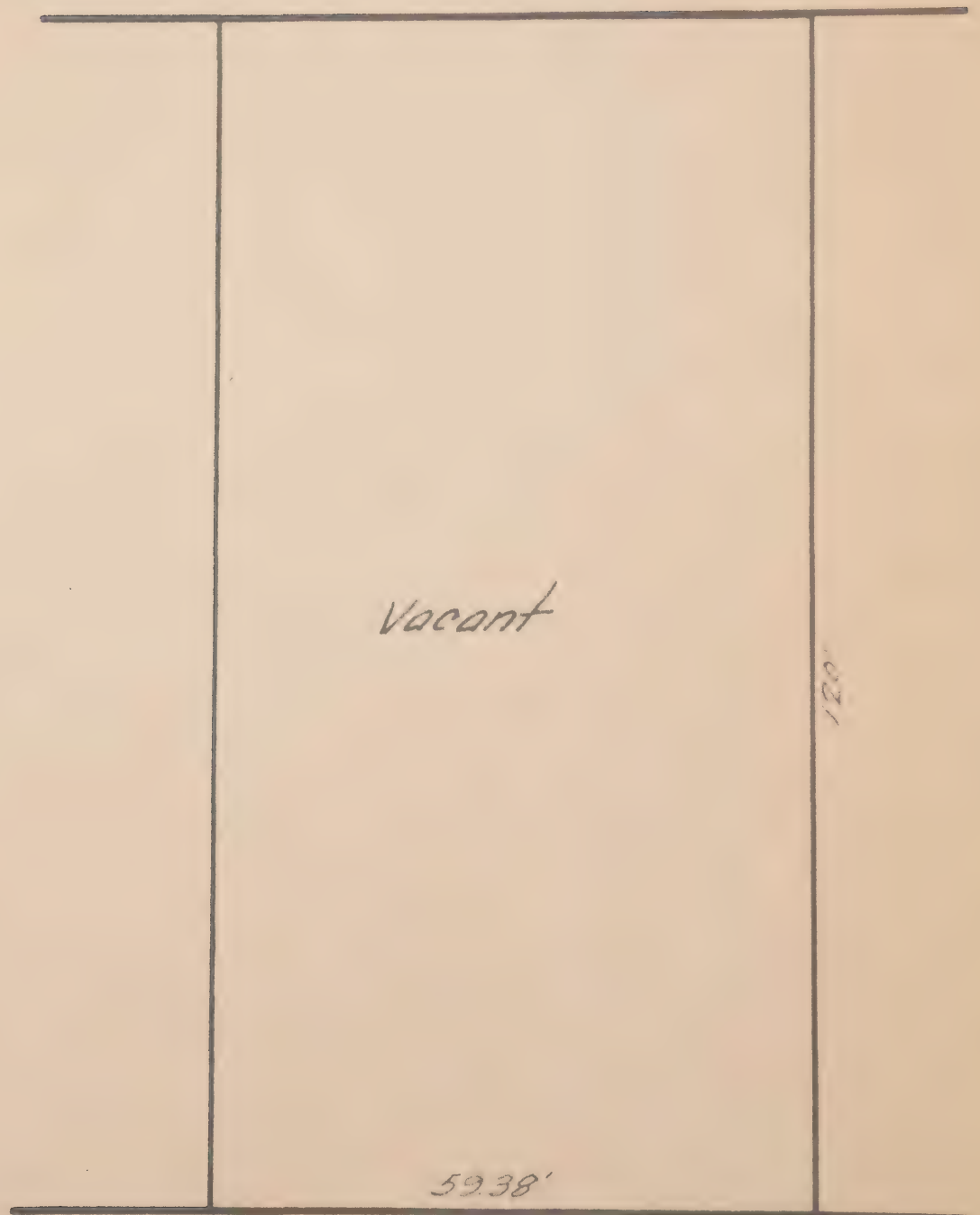
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 57,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 57,000

WILLOW STREET



EDDY STREET



APPRAISAL

OWNER: John A. Lennon Estate Co.
PROPERTY ADDRESS: 946-54 Eddy Street

PARCEL NO. 737-5
DATE ACQ: 4-9-27

OWNER'S ADDRESS: 3800 Clay

ZONING: R-4 PRESENT USE: Apts.

IRS:
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 5,800.00
Imps. 4,500.00
\$ 10,300.00

TAXES: \$ 855.94

LAND: DIMENSION 68.75 x 120 = 8,250 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 =

946 Eddy - High bsmt., 3 st. fr. bldg. containing 2-3 rm., 3-2 rm., and 14-1 rm. units. There is only 1 hall bath on ea. flr. for use of the 1-rm. units.

950 Eddy - High bsmt., 3 st. fr. bldg. containing a 3-rm. bsmt. unit and 27 housekeeping rms. There is a hall toilet on ea. flr. serving 9 rooms.

SUMMATION APPROACH: Rounded to

Land	8,250 s.f. @ \$7.88+	\$ 65,000 ✓	
Improvements			
946 Eddy	6,345 s.f.)		
950 Eddy	8,026 s.f.)	sustaining use	
		<u>1,000</u>	\$66,000

MARKET COMPARISON:

Sales Most Comparable 737-3
8,250 s.f. @ \$ 8.00 \$ 66,000

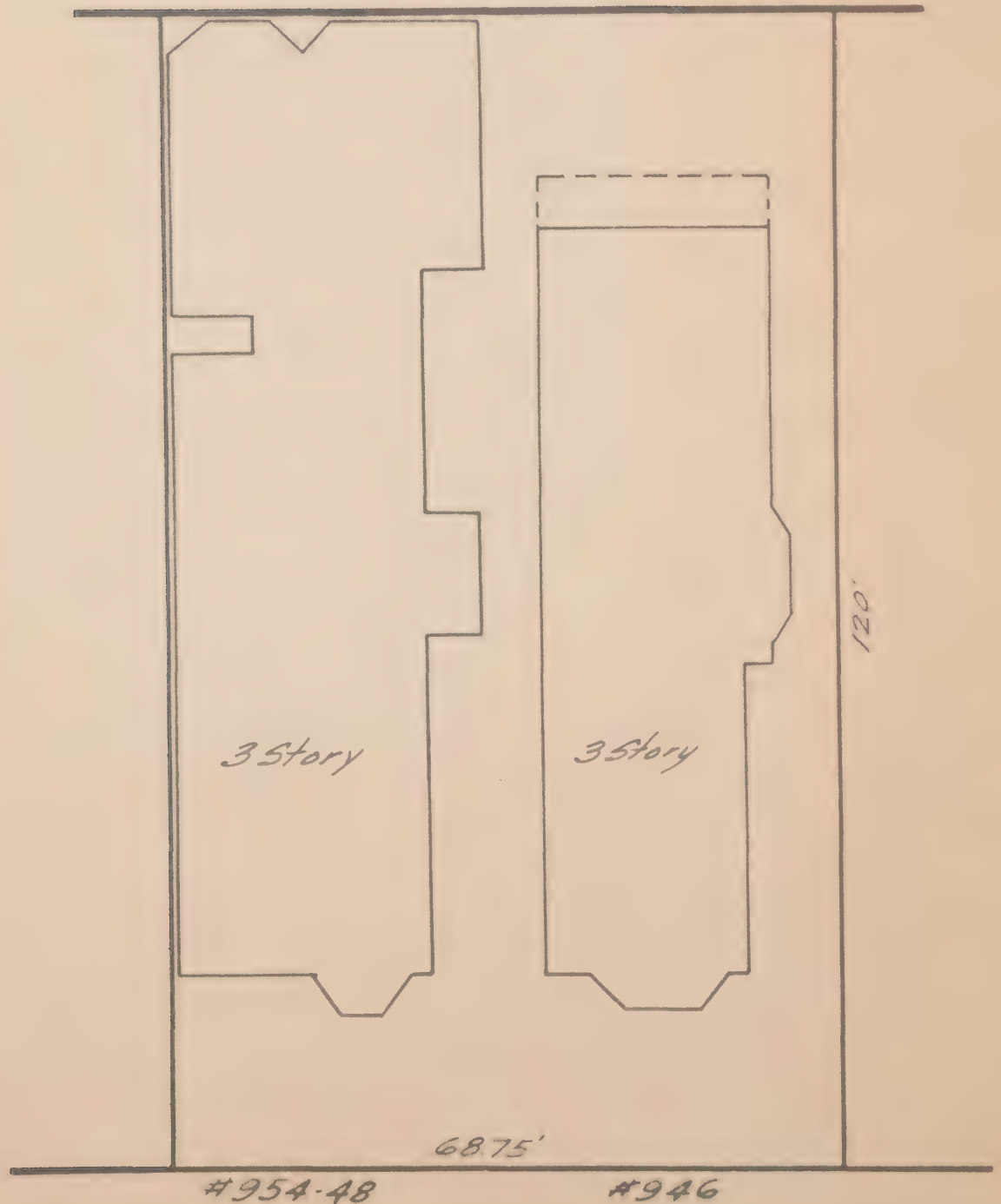
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	40		40	
3-2 rm.	40	40	120	
14-1 rm.	35	2-7 rm. 50	100	
1-3 rm.	?		50	
27-1 rm.	25	3-9 rm. 70	210	
			<u>520</u> ✓ x 100	52,000

LAND	\$ 65,000
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 66,000

WILLOW STREET



EDDY STREET



APPRAISAL

385

OWNER: V.N.F. Corporation, a corporation
PROPERTY ADDRESS: 962 Eddy Street

PARCEL NO. 737-6
DATE ACQ: 11-25-57

OWNER'S ADDRESS: 2950 Geary

ZONING: R-4

PRESENT USE: Rooms

IRS: \$16.50
CONSID: \$15,000 Pro-
BEST USE: Apt. bate

ASSESSED VALUE: Land \$ 2,900.00
Imps. 1,700.00
\$ 4,600.00

TAXES: \$ 382.26

LAND: DIMENSION 34.38 x 120± = 4,125 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

A high bsmt. 2½ st. fr. bldg. with stg. in bsmt., 1-3 rm. and 7-2 rm. units on the main flrs. There is a bath in the hall on 1st and 2nd flrs. and none on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land 4,125 s.f. @ \$7.76+ \$ 32,000 ✓
Improvements 5,413 s.f. sustaining only 1,000

\$33,000

MARKET COMPARISON:

Sales Most Comparable 737-3
4,125 s.f. @ \$ 8.00

\$ 33,000 ✓

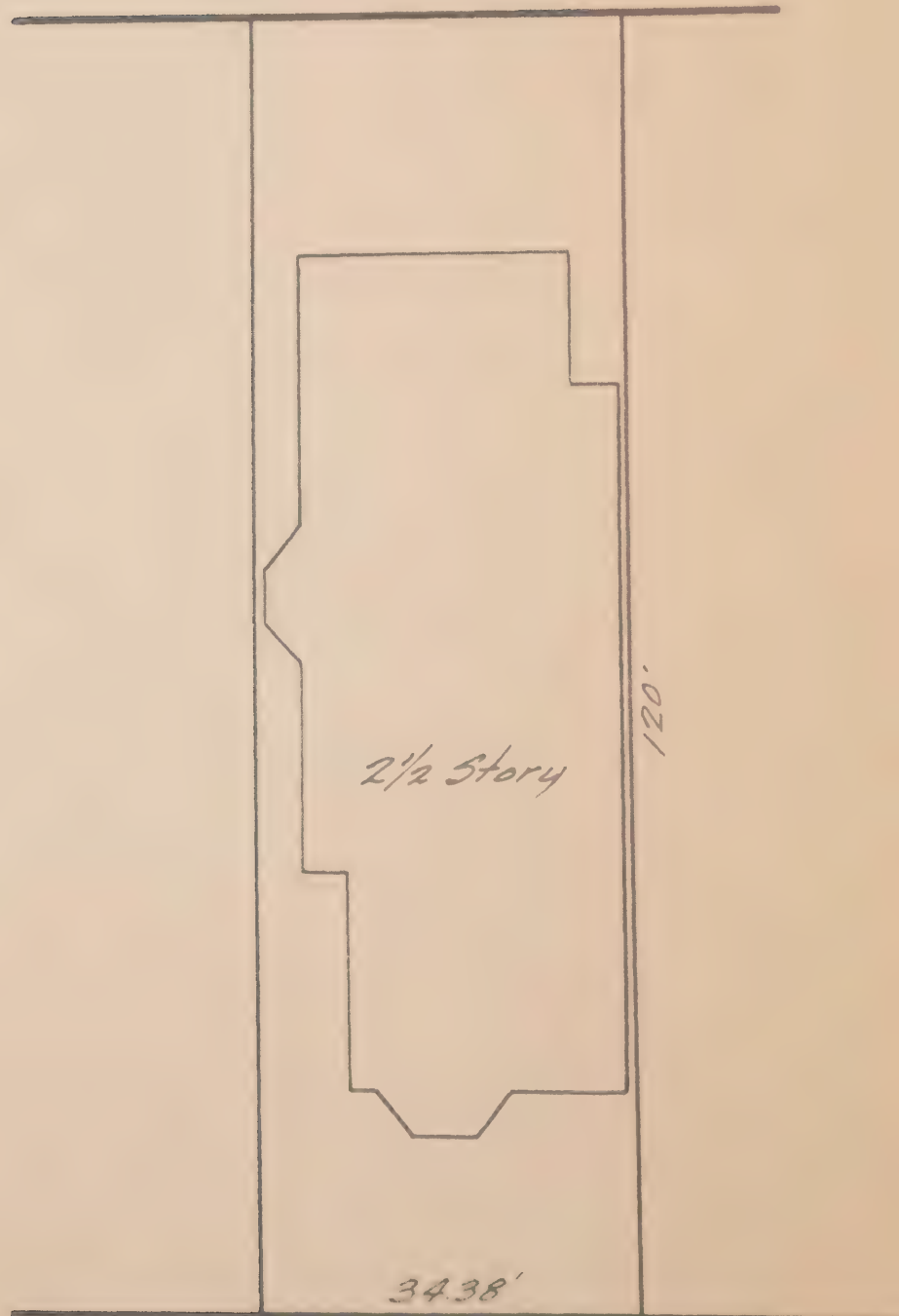
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Master Lease 140			200 x 100 20,000

LAND \$ 32,000
IMPROVEMENTS 1,000

MARKET VALUE OF PROPERTY \$ 33,000

WILLOW STREET



#962

EDDY STREET



APPRAISAL

OWNER: Annia Nagi
 PROPERTY ADDRESS: 964 Eddy Street
 OWNER'S ADDRESS: 964 Eddy Street
 ZONING: R-4 PRESENT USE: Res.

PARCEL NO. 737-7
 DATE ACQ: 9-2-58
 IRS: \$17.05
 CONSID: \$15,500 Ind.
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,700.00
 Imps. 1,300.00
 \$ 4,000.00

TAXES: \$ 332.40

LAND: DIMENSION 32 x 120 = 3,840 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 =

A high bsmt. 2 st. fr. bldg. containing 1-2 rm. and 11 house-keeping rooms served by a hall-bath on main flrs. only.

SUMMATION APPROACH:

Rounded to

Land 3,840 s.f. @ \$7.81+ \$ 30,000 ✓
 Improvements 5,784 s.f. - sustaining use 1,000

\$31,000

MARKET COMPARISON:

Sales Most Comparable 737-3
 3,840 s.f. @ \$ 8.00

\$ 30,720

30,700

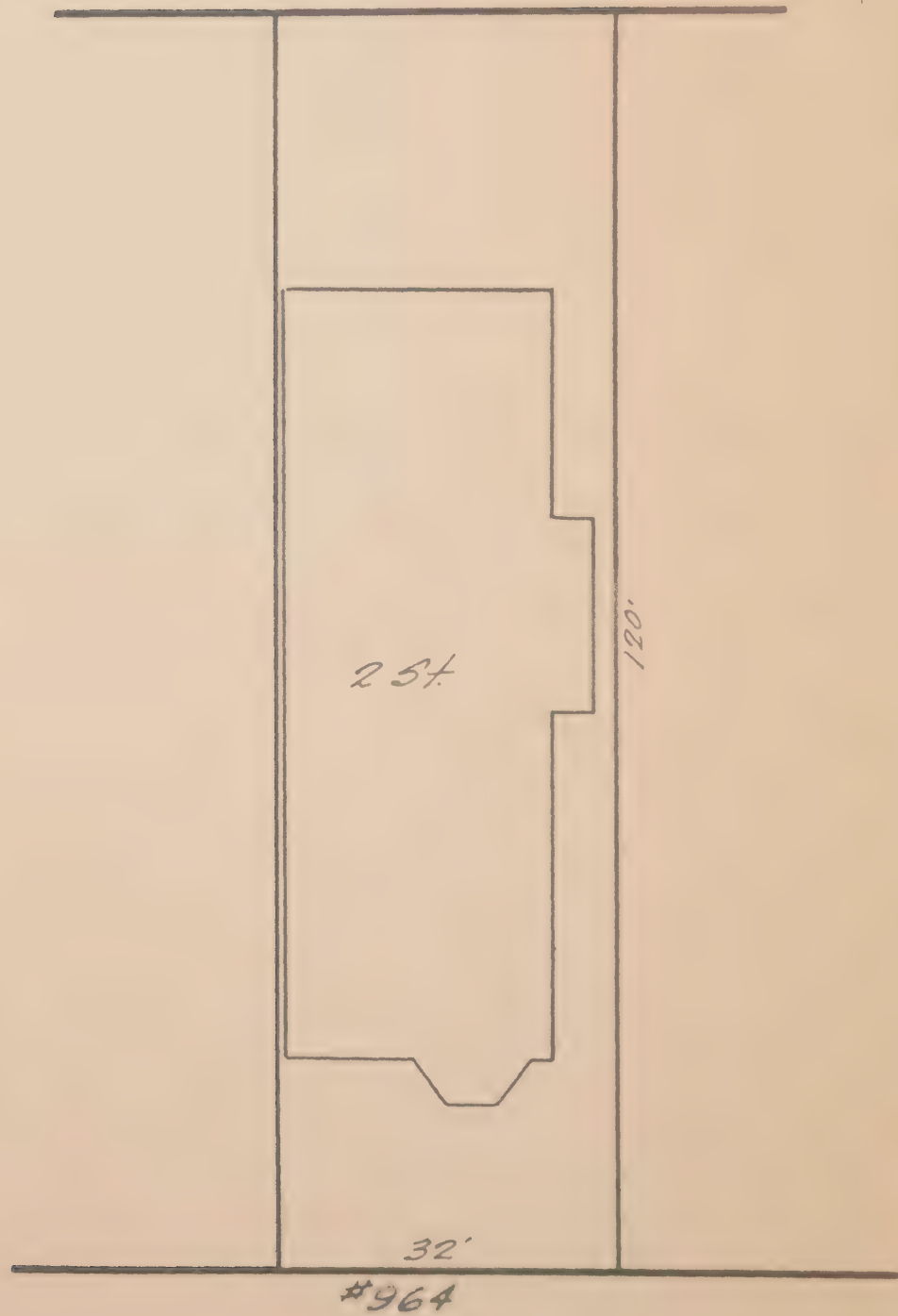
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-1 rm.	Ea. 18		
2-1 rm.	" 30		
2 rm.	Owner	2 flats @ \$70	140 x 100
3-1 rm.	Ea. 25		
2 rm.	32		
			14,000

LAND \$ 30,000
 IMPROVEMENTS 700

MARKET VALUE OF PROPERTY \$ 30,700

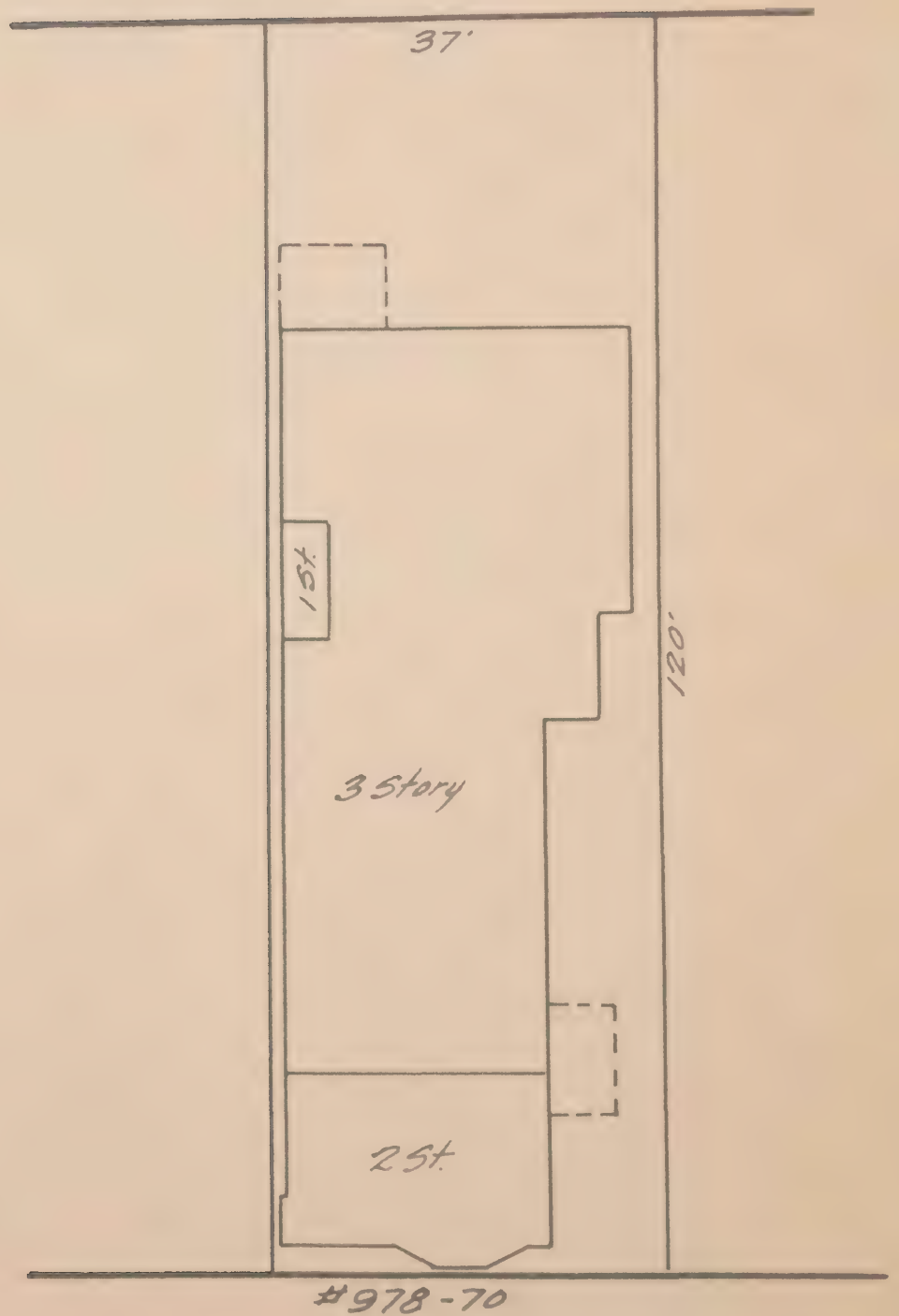
WILLOW STREET



EDDY STREET



WILLOW STREET



EDDY STREET

BLOCK 738

BLOCK 736

	NAME	LAND	IMPS	TOTAL
-3	Gabriel R. Jackson	\$ 75,000	\$ -	\$ 75,000
-4	Thelma G. Condell	55,000	10,000	65,000
-5	Jules H. Bernheim	75,000	235,000	310,000
-6, -6A, -6B	Vernon W. Humber	125,000	500	125,500
-10	Helen C. Ayer	150,000	525,000	675,000
-11	Irving O. Lee	28,000	9,500	37,500
-12	Louis E. Weiman	11,500	19,500	31,000
-12A	Adelina S. Mina	10,500	1,000	11,500
-16	August E. Waegeman	<u>100,000</u>	<u>-</u>	<u>100,000</u>
		\$630,000	\$800,500	\$1,430,500



APPRAISAL

39-12

OWNER: Gabriel R. Jackson
PROPERTY ADDRESS: 829-31 Van Ness

PARCEL NO. 738-3
DATE ACQ: 5-24-61

OWNER'S ADDRESS: Unknown

IRS: \$82.50
CONSID: \$75,000
BEST USE: Com.

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 10,880.00
Imps. 5,600.00
\$ 16,480.00

TAXES: \$ 1,369.48

LAND: DIMENSION 40 x 109.75 = 4,390 ✓ s.f.

IMPROVEMENTS: Condition Condemned Effective Age 80

3 st. fr. str. that has been condemned.

SUMMATION APPROACH:

Rounded to

Land 4,390 s.f. @ \$17.08+ \$ 75,000 ✓
Improvements No value 0

\$75,000

MARKET COMPARISON:

Sales Most Comparable 690-4,-6; 714-6; 714-8,-9,-9A,-10
4,390 s.f. @ \$ 17.10 \$ 75,069 ✓

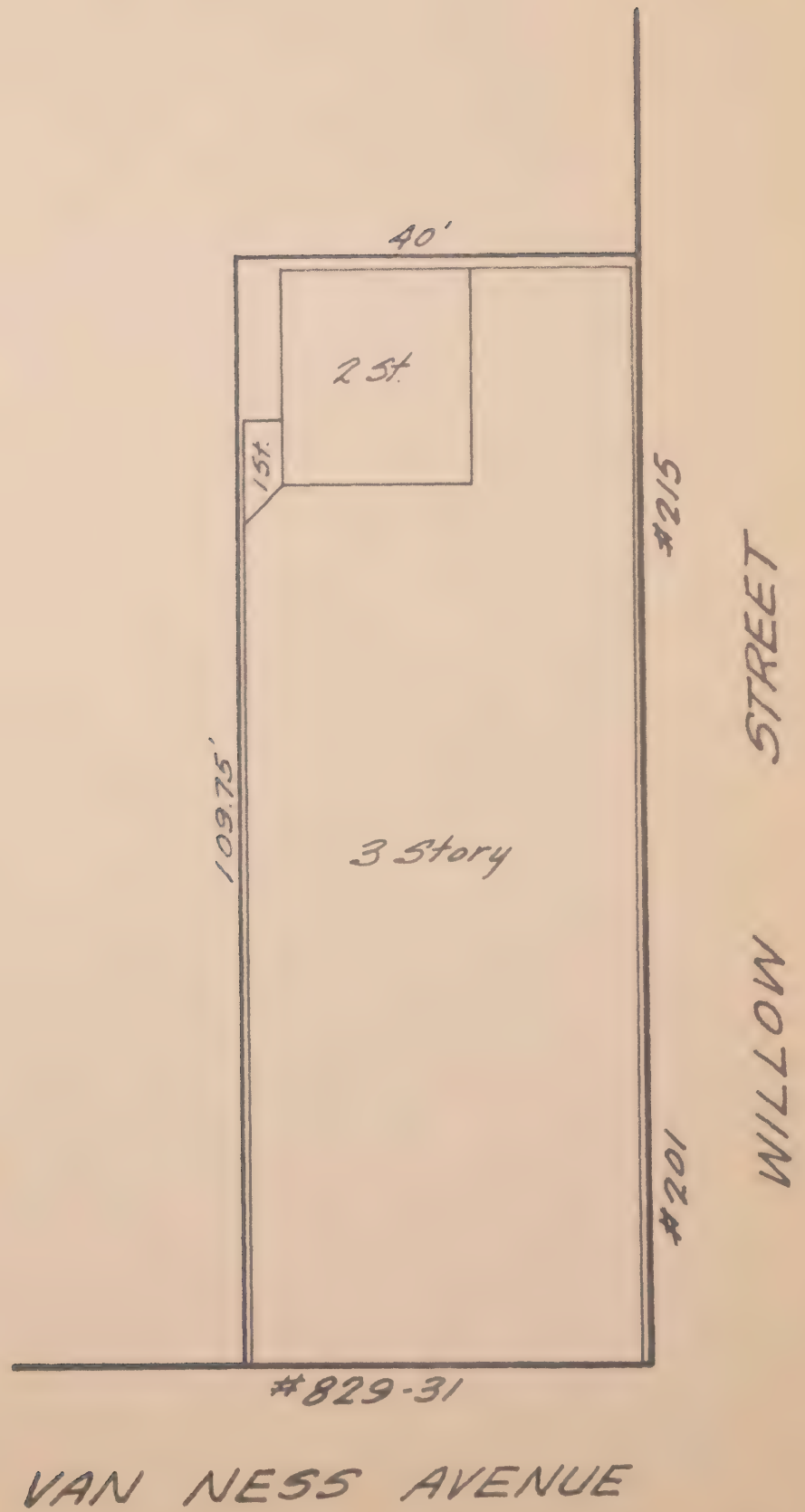
75,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 75,000
IMPROVEMENTS 0

MARKET VALUE OF PROPERTY \$ 75,000





APPRAISAL

31
38-10

OWNER: Jules H. Bernheim
PROPERTY ADDRESS: 801-09 Van Ness Avenue

PARCEL NO. 738-5
DATE ACQ: 6-30-32

OWNER'S ADDRESS: 657 Mission Street

IRS:
CONSID:
BEST USE: Same

ZONING: CM

PRESENT USE: Stores & apts.

ASSESSED VALUE: Land \$ 11,820.00
Imps. 54,350.00
\$ 66,170.00

TAXES: \$ 5,498.72

LAND: DIMENSION 40 x 109.75 = 4,390 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 30
6 st. reinforced conc. str. with bsmt. stg. and 5-rm. penthouse.
There are 5 stores on the 1st flr. and 7-2 rm. apts. on ea. of
the other 5 flrs. There is an elevator in the bldg.

SUMMATION APPROACH:

Rounded to

Land 4,390 s.f. @ \$17.08+ \$ 75,000
Improvements
RCN 24,745 s.f. @ \$16.00 \$395,920
Dep: Physical 20%
Functional 15%
Economic 5% 40% 158,368

MARKET COMPARISON:

Sales Most Comparable 651-3D; 761-16A, -26; 673-5
4,390 s.f. @ \$ 70.60 \$ 309,934
237,552
312,552 \$312,600
309,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Barber Shop	52.50		55
Vacant	?		75
Grocery	150		150
Cleaners	?		200
Bus. Machines	220		220
1-5 rm.	175		175
35-2 rm.	75		2,625
			3,500 x 90
			315,000

LAND \$ 75,000
IMPROVEMENTS 235,000

MARKET VALUE OF PROPERTY \$ 310,000

EDDY STREET

#808-12

#800

#801-09

40'

1st

7 1/2'

6 Story

109.75'

VAN NESS AVENUE



APPRAISAL

OWNER: Vernon W. Humber et al
 PROPERTY ADDRESS: Parking lot bet. Willow & Eddy Streets
 OWNER'S ADDRESS: 335 Hayes

PARCEL NO. 738-6, -6A, -6B
 DATE ACQ: 2-5-59

IRS: -
 CONSID: N.S.
 BEST USE: Com.

ZONING: CM PRESENT USE: Parking lot

ASSESSED VALUE: Land \$ 15,120.00
 Imps. 400.00
 \$ 15,520.00

TAXES: \$ 1,289.72

LAND: DIMENSION 25 x 120 (6) 30x120 (6B) s.f.
 55 x 120 (6A) Total - 13,200 s.f.

IMPROVEMENTS: Condition Effective Age

Vacant lot, black top and parking stops.

SUMMATION APPROACH:

Rounded to

Land 13,200 s.f. @ \$9.47± \$ 125,000 ✓
 Improvements 500

\$125,500

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-8, -9, -9A; 737-3
 13,200 s.f. @ \$ 9.50 \$

125,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 125,000
 IMPROVEMENTS 500

MARKET VALUE OF PROPERTY \$ 125,500

WILLOW STREET

vacant

120'

110'

EDDY STREET



APPRAISAL

31
58-5

OWNER: Helen C. Ayer
PROPERTY ADDRESS: 950 Franklin Street

PARCEL NO. 738-10
DATE ACQ: 2-28-58

OWNER'S ADDRESS: 645 Stockton

IRS:
CONSID:
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 16,970.00
Imps. 98,100.00
\$ 115,070.00

TAXES: \$ 9,562.32

LAND: DIMENSION 120 x 137.5 = 16,500 s.f.

IMPROVEMENTS: Condition Good Effective Age 25

6 & 7 st. steel fr. str. with bsmt. & att. gar. This bldg. contains 3 stores and 54 apts. Each apt. bath has 4 fixtures including tile showers. There are 2 passenger elevators in bldg. All apts. are partly furnished. Total of 30 car gar. space.

SUMMATION APPROACH:

Rounded to

Land 16,500 s.f. @ \$9.09+ \$ 150,000
Improvements RCN 52,080 s.f. @ \$17.00 \$885,360
Dep. Physical 20%
Funct. 15%
Economic 5% 40%
354,144
531,216
13,254
Att. gar. 4,418 s.f. @ \$3.00 13,254

MARKET COMPARISON:

Sales Most Comparable 651-3D; 761-16A, -26; 673-5 544,470
16,500 s.f. @ \$ 41.00 694,470 \$694,500
676,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Grocery	200		200
Cleaners	55		100
Pest Control	40		75
21-3 rm.	120 ave.	110	2,310
33-2 rm.	100 ave.	90	2,970
30 gar.	?	15	450
			6,105 x 110 =
			671,550
			671,600

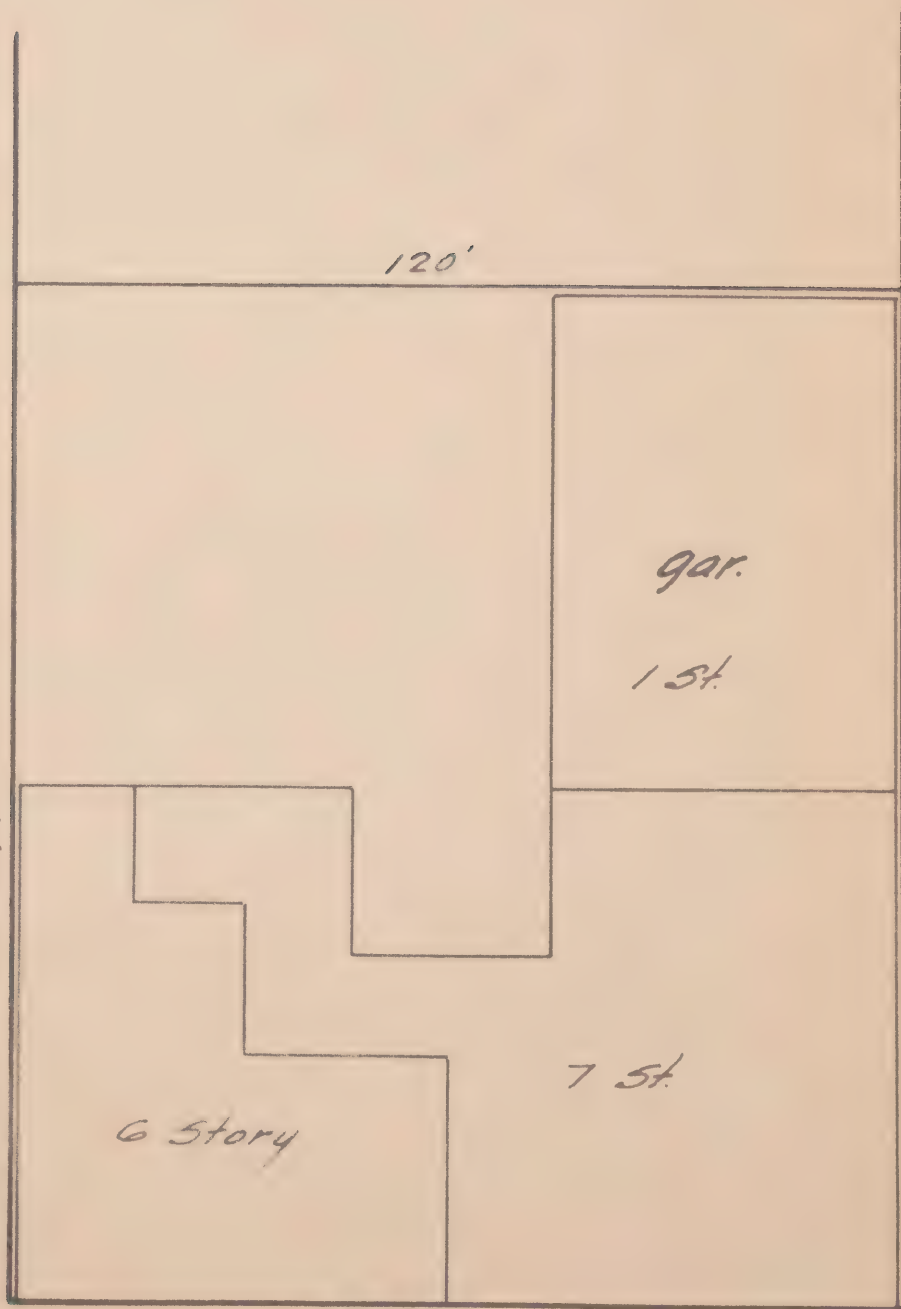
Does not include furniture.

LAND \$ 150,000
IMPROVEMENTS 525,000

MARKET VALUE OF PROPERTY \$ 675,000

ELLIS STREET

#995-85 #977



137.5' #266

WILLOW STREET

FRANKLIN STREET



APPRAISAL

OWNER: Irving O. Lee et ux
PROPERTY ADDRESS: 959-55 Ellis Street

PARCEL NO. 738-11
DATE ACQ: 8-26-60

OWNER'S ADDRESS: 955 Ellis Street

IRS: \$43.45
CONSID: \$36,500
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,090.00
Imps. 2,300.00
\$ 5,390.00

TAXES: \$ 368.96

LAND: DIMENSION 27.5 x 120 = 3,300 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 60 ±

3 st. fr. str. with 1-7 rm. and 2-6 rm. flats. There is parking area facing on Willow Street.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$8.48+	\$ 28,000 ✓	
Improvements	5,925 s.f. @ 1.50	8,888 ✓	
		<u>36,888</u>	\$36,900

MARKET COMPARISON:

Sales Most Comparable 744-17; 666-11; 666-10
3,300 s.f. @ \$ 11.50 \$ 37,950 ✓ 38,000

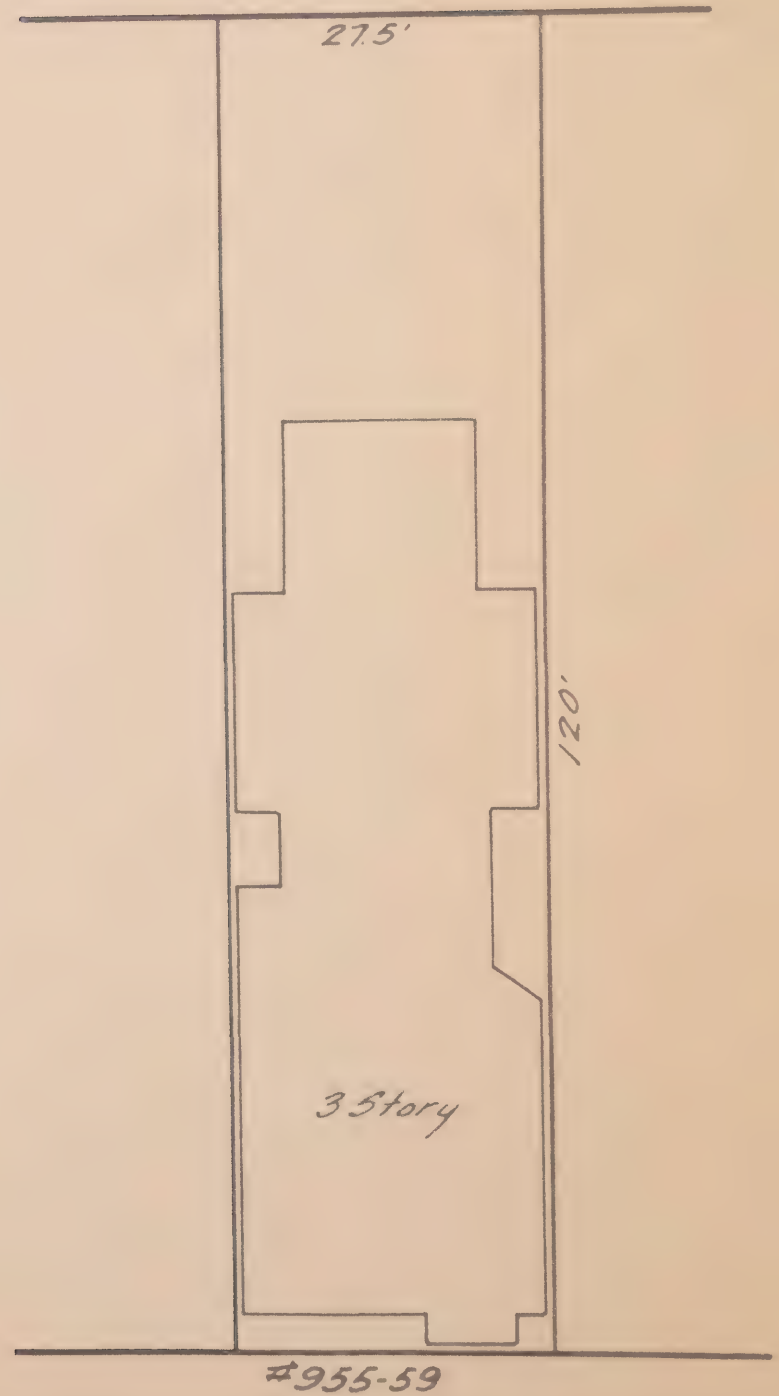
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	135 (L)		125	
1-6 rm.	150 (L)		125	
1-7 rm.	Owner		130	
3 parking spaces	\$10 ea.		30 ✓	
			<u>410</u> x 90	36,900 ✓

LAND	\$ 28,000
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 37,500

WILLOW STREET



ELLIS STREET



APPRaisal

OWNER: Louis Ernest Weiman et al
PROPERTY ADDRESS: 949-53 Ellis Street

PARCEL NO. 738-12
DATE ACQ: 9-26-60

OWNER'S ADDRESS: 38 Parker Avenue

IRS: \$33.00
CONSID: \$30,000
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,740.00
Imps. 2,250.00
\$ 3,990.00

TAXES: \$ 331.56

LAND: DIMENSION 22 x 60 = 1,320✓

s.f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

3 and 4 st. fr. str. containing 3 flats with 3rd flr. flat
using 4th flr. rm.

SUMMATION APPROACH:

Rounded to

Land 1,320 s.f. @ \$8.71+
Improvements 4,276 s.f. @ 4.50

\$ 11,500✓
19,242✓
30,742

\$30,700

MARKET COMPARISON:

Sales Most Comparable 666-11; 672-12; 685-19
1,320 s.f. @ \$ 23.60

\$ 31,152 ✓

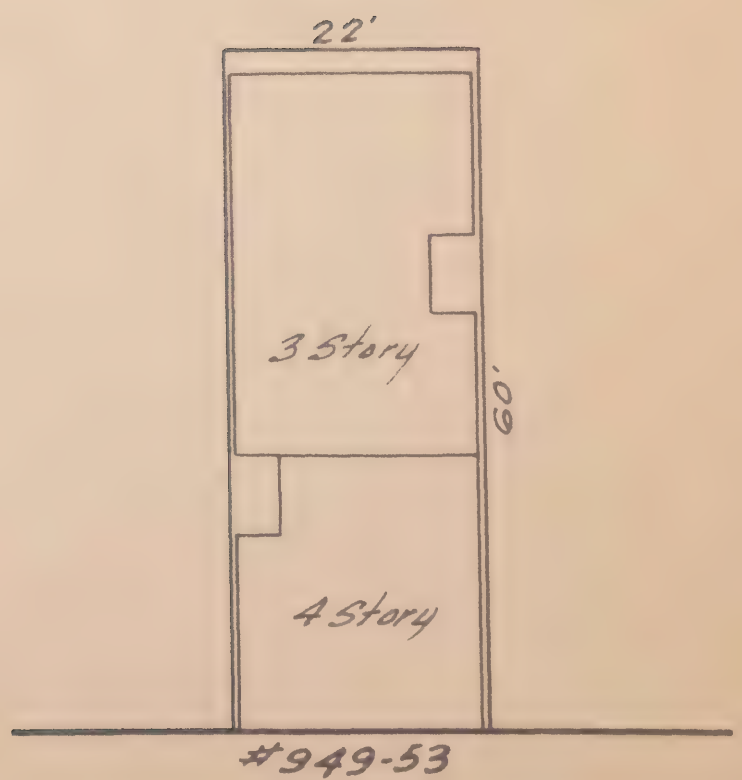
31,200 ✓

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
1-5 rm.	80		100	
1-5 rm.	Owner		100	
1-6 rm.	110		125	
			325 x 100	32,500

LAND \$ 11,500
IMPROVEMENTS 19,500

MARKET VALUE OF PROPERTY \$ 31,000



ELLIS STREET



APPRaisal

OWNER: Adelina S. Mina et al
PROPERTY ADDRESS: 218-20 Willow St.

PARCEL NO. 738-12A
DATE ACQ: 10-26-60

OWNER'S ADDRESS: c/o Greg Sarthou, Admin.
260 Myrtle St.

IRS: \$3.30
CONSID: \$9,500
BEST USE: Com.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 970.00
Impe. 800.00
\$ 1,770.00

TAXES: \$ 147.08

LAND: DIMENSION 22 x 60 = 1,320 ✓

s.f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

2 st. fr. str. with bsmt. stg. 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 1,320 s.f. @ \$7.95+
Improvements 2,028 s.f. @ 0.80

\$ 10,500 ✓
1,622 ✓
12,122

\$12,100

MARKET COMPARISON:

Sales Most Comparable 762-9; 737-3
1,320 s.f. @ \$ 9.00

\$ 11,880 ✓

11,900

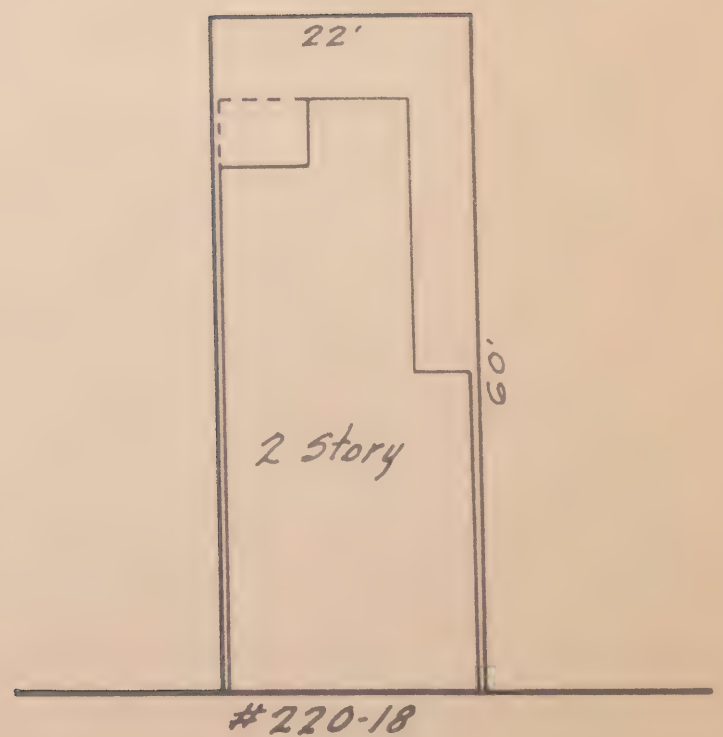
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
1-5	60		60
1-5	70		70
			130 x 90

11,700

LAND \$ 10,500
IMPROVEMENTS 1,000

MARKET VALUE OF PROPERTY \$ 11,500



WILLOW STREET



APPRAISAL

39
X-2

OWNER: August E. Waegeman et al
 PROPERTY ADDRESS: Vacant lot bet. Ellis and Willow Sts.
 OWNER'S ADDRESS: 1740 Crockett Ave. , Hillsborough
 ZONING: CM
 PRESENT USE: Vacant
 PARCEL NO. 738-16
 DATE ACQ: 1-19-60
 IRS: \$163.00
 CONSID: N.S.
 BEST USE: Com.

ASSESSED VALUE: Land \$ 10,130.00
 Imps. -
 \$ 10,130.00

TAXES: \$ 841.80

LAND: DIMENSION 88 x 120 = 10,560 ✓

s.f.

IMPROVEMENTS: Condition Vacant

Effective Age ±

Vacant lot

SUMMATION APPROACH:

Rounded to

Land 10,560 s.f. @ \$9.47± \$
 Improvements

\$100,000 ✓

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-8,-9,-9A; 737-3

10,560 s.f. @ \$ 9.50

\$ 100,320 ✓

100,300

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND
 IMPROVEMENTS

\$ 100,000

MARKET VALUE OF PROPERTY \$ 100,000

WILLOW STREET

Vacant

120'

88'

#937

#939

#941

ELLIS STREET

BLOCK 743

BLOCK 743

	NAME	LAND	IMPS	TOTAL
-1,-17	Bradley L. Wallace	\$315,000	\$135,000	\$ 450,000
-2	Dante Giosso	74,500	180,500	255,000
-4	Calif. Province etc.	30,700	-	30,700
-5	Chester M. Sayles	57,000	8,000	65,000
-6	Evans Goorkos	18,500	18,000	36,500
-7A	Edward A. Keith	8,500	6,700	15,200
-7	Donald D. Foster	10,500	4,700	15,200
-7A	Fong Gooey Chew	16,500	11,000	27,500
-8	Est. of Frank Orelas	31,500	1,000	32,500
-9	Walter E. Hahn	40,000	2,000	42,000
-10	Henry Hwang	26,000	4,000	30,000
-10A	Anthony S. Torrano	52,500	97,500	150,000
-11	Lilia Gentry	15,500	11,500	27,000
-11A	Alfred E. Baker	10,000	7,000	17,000
-11B	Wm. C. Haack	16,000	19,000	35,000
-11C	Wm. S. Jones	16,500	19,000	35,500
-12	Victoria Alvarado	16,500	20,000	36,500
-12A	Cleburne Davis	10,000	7,000	17,000
-13	Dorothy Lee Foster	16,500	21,000	37,500
-13A	Travis Tatum	10,000	7,000	17,000
-14	Carmela Martinez	52,500	-	52,500
-15,-16	Paul W. Heller	<u>68,500</u>	<u>6,500</u>	<u>75,000</u>
		\$913,200	\$586,400	\$1,449,600



APPRAISAL

40
30-1

OWNER: Bradley L. Wallace
 PROPERTY ADDRESS: 725-27 Van Ness (1)
 Vacant lot on Eddy (17)
 OWNER'S ADDRESS: 1565 Russ Bldg.

PARCEL NO. 743-1, -17
 DATE ACQ: 5-26-46

IRS: No
 CONSID: N.S.
 BEST USE: Same

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 34,700.00
 Imps. 22,500.00
 \$ 57,200.00

TAXES: \$ 4,753.32

LAND: DIMENSION 120 x 154.75 = 18,570 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±

2 st. reinforced conc. str. with ground level bsmt. All used
 for auto repair and storage.

SUMMATION APPROACH:

Rounded to

Land	18,570 s.f. @ \$16.96+	\$ 315,000	
Improvements	44,637 s.f. @ 3.00	133,911 ✓	
		<u>448,911</u>	\$449,000

MARKET COMPARISON:

Sales Most Comparable

18,570 s.f. @ \$ 24.25	\$ 450,322 ✓	450,300
------------------------	--------------	---------

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
	Not available		4,500 x 100	450,000

LAND	\$ 315,000
IMPROVEMENTS	<u>135,000</u>

MARKET VALUE OF PROPERTY \$ 450,000

LARCH STREET

154.75'

120'

2 Story

#813

STREET

EDDY

#801

#731-35

#759

VAN NESS AVENUE



APPRAISAL

40
32-12

OWNER: Dante Giosso et al
PROPERTY ADDRESS: 725-27 Van Ness Avenue

PARCEL NO. 743-2
DATE ACQ:

OWNER'S ADDRESS: 515 Russia

IRS: No
CONSID: N.S.
BEST USE: Apt.

ZONING: CM

PRESENT USE: Apt./Stores

ASSESSED VALUE: Land \$ 10,080.00
Imps. 46,250.00
\$ 56,330.00

TAXES: \$ 4,797.36

LAND: DIMENSION 40 x 109.75 = 4,390 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 35 ±
6 st. reinforced conc. str. with 35 apts. and 1 store at
ground level. There are 6-2 rm. apts. and 1-3 rm. apt.
on ea. flr. Bldg. has elevator and service bsmt. All apts.
are rented furnished.

SUMMATION APPROACH:

Rounded to

Land 4,390 s.f. @ \$16.97+ \$ 74,500 ✓
Improvements RCN 16,037 s.f. @ \$16.50 \$264,610 ✓
Dep. Physical 20%
Func. 0
Economic 10% 30% 79,383

185,227
259,727

\$259,700

MARKET COMPARISON:

Sales Most Comparable

4,390 s.f. @ \$ 58.00

\$ 254,620 ✓

254,600

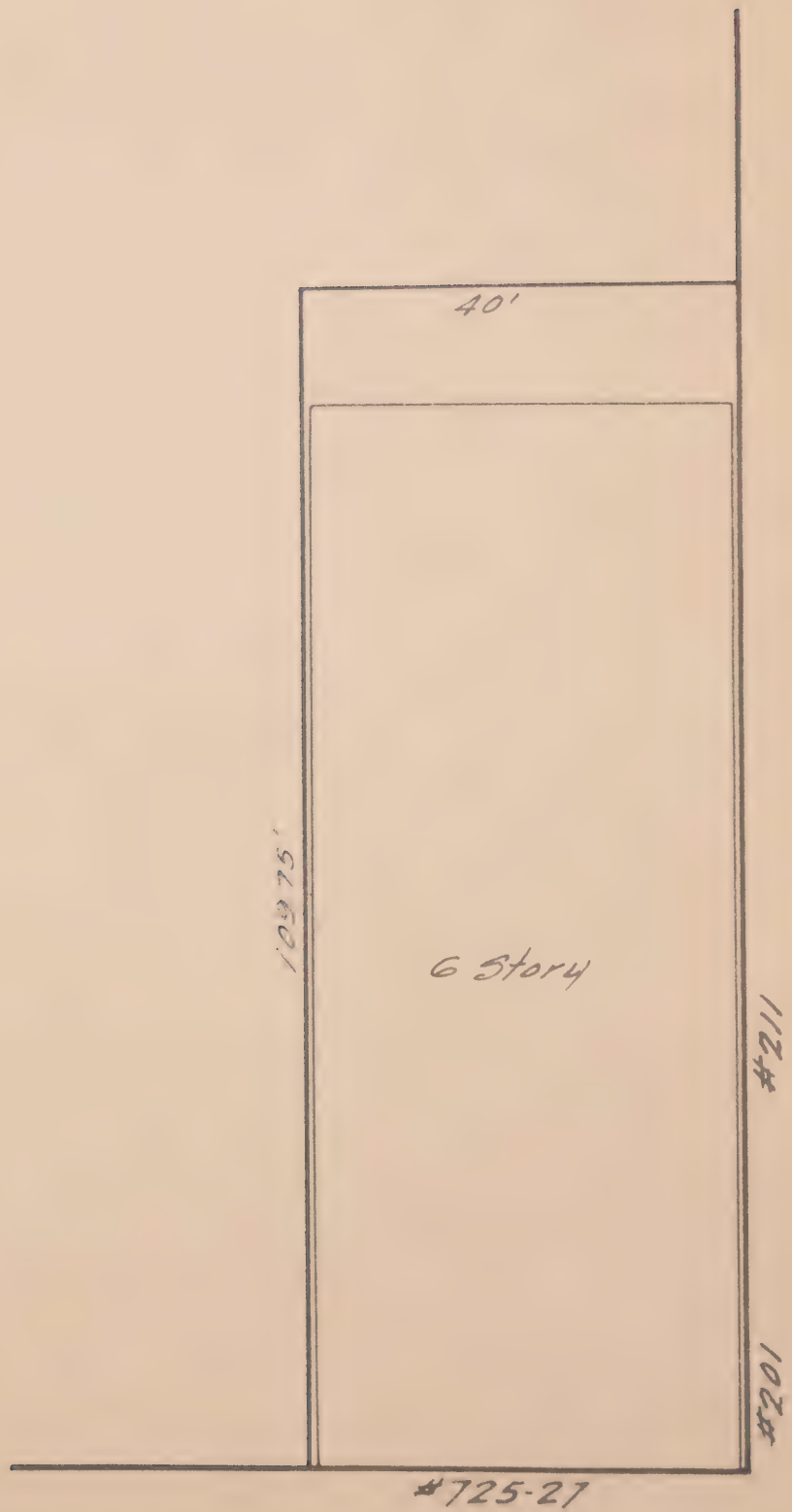
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store 300(1)		300	300
30-2 rm. @ \$80-\$85		75	2,250
5-3 rm. @ \$100-\$110		90	450
			3,000 x 85

255,000 ✓

LAND \$ 74,500
IMPROVEMENTS 180,500

MARKET VALUE OF PROPERTY \$ 255,000



VAN NESS AVENUE

LARCH STREET

HOLMES 1962

APPRAISAL

OWNER: The Calif. Province of the Society of Jesus
 PROPERTY ADDRESS: 701 Van Ness
 PARCEL NO. 743-3 & 4
 DATE ACQ. 9-22-58

OWNER'S ADDRESS: _____
 ZONING: CM
 PRESENT USE: Service Station
 BEST USE: Stores & Offices
 IRS: None
 CONSID: N.S.

ASSESSED VALUE: Land \$ 19,590
 Improvements 10,600
 \$ 30,190
 TAXES: \$ 2,662.76

LAND: DIMENSION 80' x 100.75' = 8,060
 27.5' x 120' = 3,300
 12,080 s.f.

SUMMATION APPROACH Rounded to

Land	12,080 s.f. @ \$13.41± Ave.	\$ 162,000	
Improvements	see detail sheet	18,026	
		<u>\$180,026</u>	\$ 180,000

MARKET DATA APPROACH

Sales Most Comparable

None: This report includes Parcel 743-4 which was previously appraised and supercedes the same.

INCOME APPROACH

Not applicable. The service station income does not support the property value.

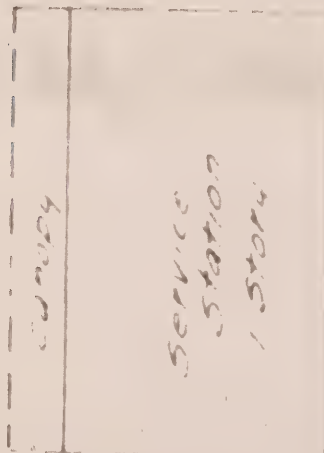
LAND
 IMPROVEMENTS

180,000

MARKET VALUE OF PROPERTY 180,000

TURK STREET

80'



109.75

#701

VAN NESS AVENUE

Scale 1" = 20'



APPRAISAL

OWNER: The Calif. Province of the Society of
PROPERTY ADDRESS: Vacant lot on Turk St.

Jesus
/PARCEL NO. 743-4
DATE ACQ:

OWNER'S ADDRESS: 2460 Lyon

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 3,090.00
Imps. -

\$ 3,090.00

TAXES: \$ 256.78

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age ±

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$9.09±

\$ 30,000 ✓

Improvements

Asphalt Paving 3,300 s.f. @ \$0.20

660
30,660 ✓

\$30,700

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

\$

INCOME APPROACH:

Units

Actual

Fair

Total Monthly

\$

\$

\$

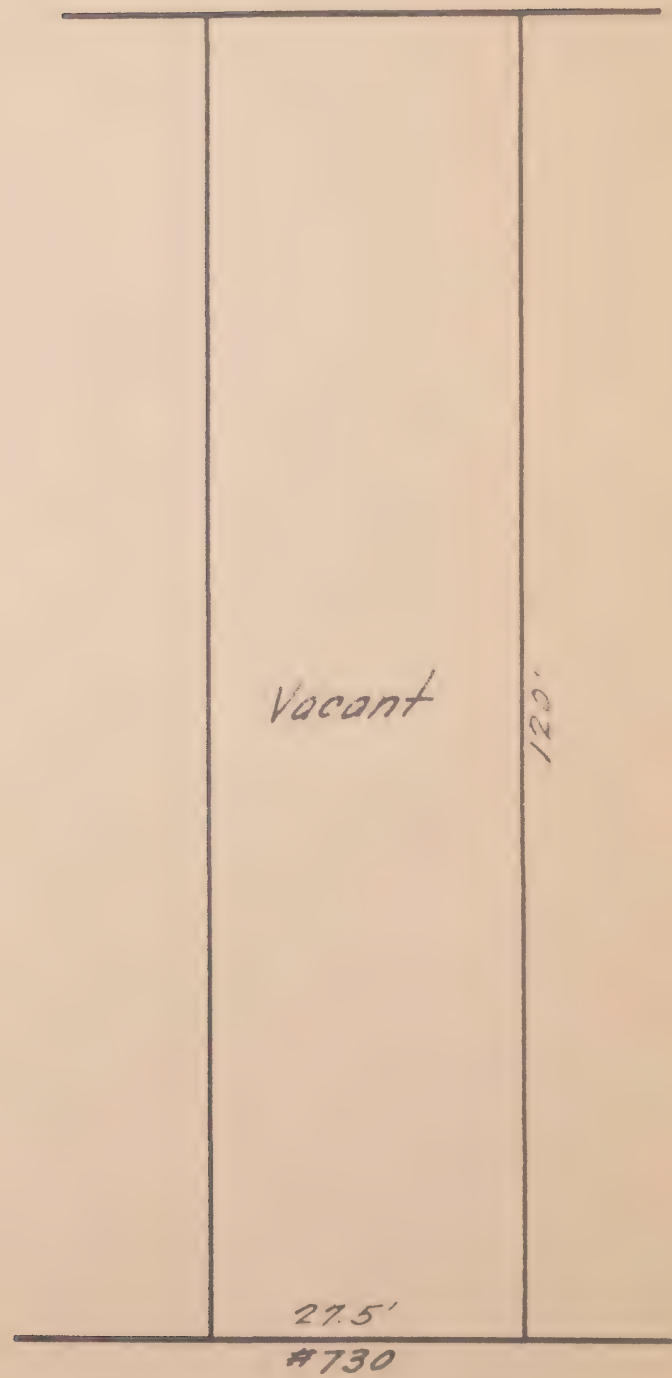
LAND
IMPROVEMENTS

\$ 30,700

-

MARKET VALUE OF PROPERTY \$ 30,700

LARCH STREET



TURK STREET



APPRAISAL

40
3-14-46

OWNER: Chester M. Sayles et ux
PROPERTY ADDRESS: 734-38 Turk Street

PARCEL NO. 743-5
DATE ACQ: 3-14-46

OWNER'S ADDRESS: 145 Fair Oaks

IRS: No

ZONING: CM

PRESENT USE: Machine Shop
and Auto Parts

CONSID: H.S.
BEST USE: Com.

ASSESSED VALUE: Land \$ 6,190.00
Impe. 1,400.00
\$ 7,590.00

TAXES: \$ 630.72

LAND: DIMENSION 55' x 120 = 6,600 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60

1 st. wd. fr. str. with small enclosed front office and enclosed mezzanine office.

SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$8.63+	\$ 57,000 ✓	
Improvements	3,192 s.f. @ 2.50	7,980 ✓	
		<u>64,980</u>	\$65,000

MARKET COMPARISON:

Sales Most Comparable	738-3		
6,600 s.f. @ \$ 9.75		\$ 64,350 ✓	64,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
	450 (L)		500 x 120
			60,000

Note: The building is used as a machine shop. The electrical conduit, switch boxes, 150 l.f. of steel rail for hoists and a 15' steel boom were considered as part of the realty. The machinery was considered to be personal property.

LAND	\$ 57,000
IMPROVEMENTS	<u>8,000</u>

MARKET VALUE OF PROPERTY \$ 65,000

LARCH STREET

55'

120'

1 Story

#738-34

TURK STREET



APPRAISAL

40
22

OWNER: Evans Goorkos
PROPERTY ADDRESS: 744-48 Turk Street

PARCEL NO. 743-6
DATE ACQ:

OWNER'S ADDRESS: 744 Turk Street

IRS: \$3.30
CONSID: Unknown
BEST USE: Apt.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,575.00
Impe. 2,650.00
\$ 5,225.00

TAXES: \$ 434.20

LAND: DIMENSION 27.5 x 84 = 2,310 ✓

s. f.

IMPROVEMENTS: Condition See below

Effective Age 60 ±

3 st. fr. str. Owner would not permit inspection. Data submitted by owner shows 6 rms. on 1st flr. and 7 rms. ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,310 s.f. @ \$8.00+	\$ 18,500	
Improvements	5,726 s.f. @ 3.25	18,609	
		<u>37,109</u>	\$37,100

MARKET COMPARISON:

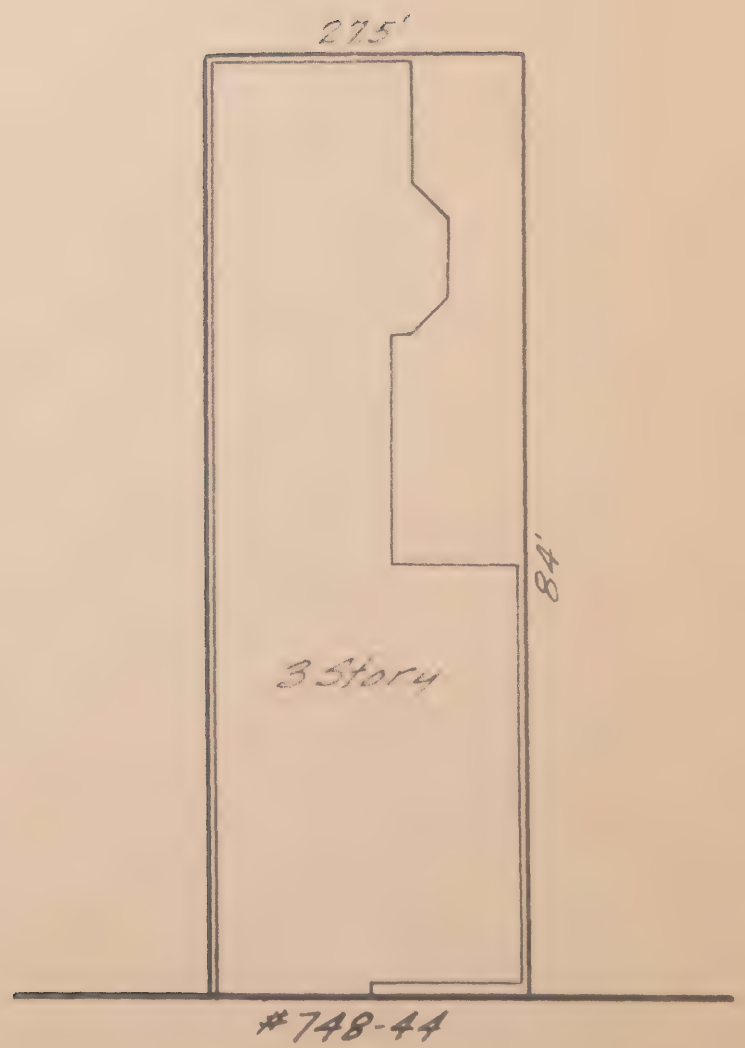
Sales Most Comparable	738-11		
	2,310 s.f. @ \$ 15.75	\$ 36,382 ✓	36,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	Owner		110	
7 rm.	130		125	
7 rm.	130		125	
			<u>360</u> x 100	36,000

LAND	\$ 18,500
IMPROVEMENTS	18,000

MARKET VALUE OF PROPERTY \$ 36,500



TURK STREET



APPRAISAL

40
12-15

OWNER: Edward A. Keith et ux
PROPERTY ADDRESS: 249-51 Larch

PARCEL NO. 743-6A
DATE ACQ: 4-5-60

OWNER'S ADDRESS: 1032 Irving

IRS: None
CONSID: \$14,950
BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 820.00
Imps. 1,250.00
\$ 2,070.00

TAXES: \$ 172.02

LAND: DIMENSION 27.5 x 36 = 990 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

2 st. fr. str. with 4 rms. on 1st flr. and 5 rms. on 2nd flr.
Storage basement.

SUMMATION APPROACH:

Rounded to

Land 990 s.f. @ \$8.59+
Improvements 1,738 s.f. @ 3.90

\$ 8,500
6,778 ✓
15,278

\$15,300

MARKET COMPARISON:

Sales Most Comparable 743-6A
990 s.f. @ \$ 15.50

\$ 15,345 ✓

15,300

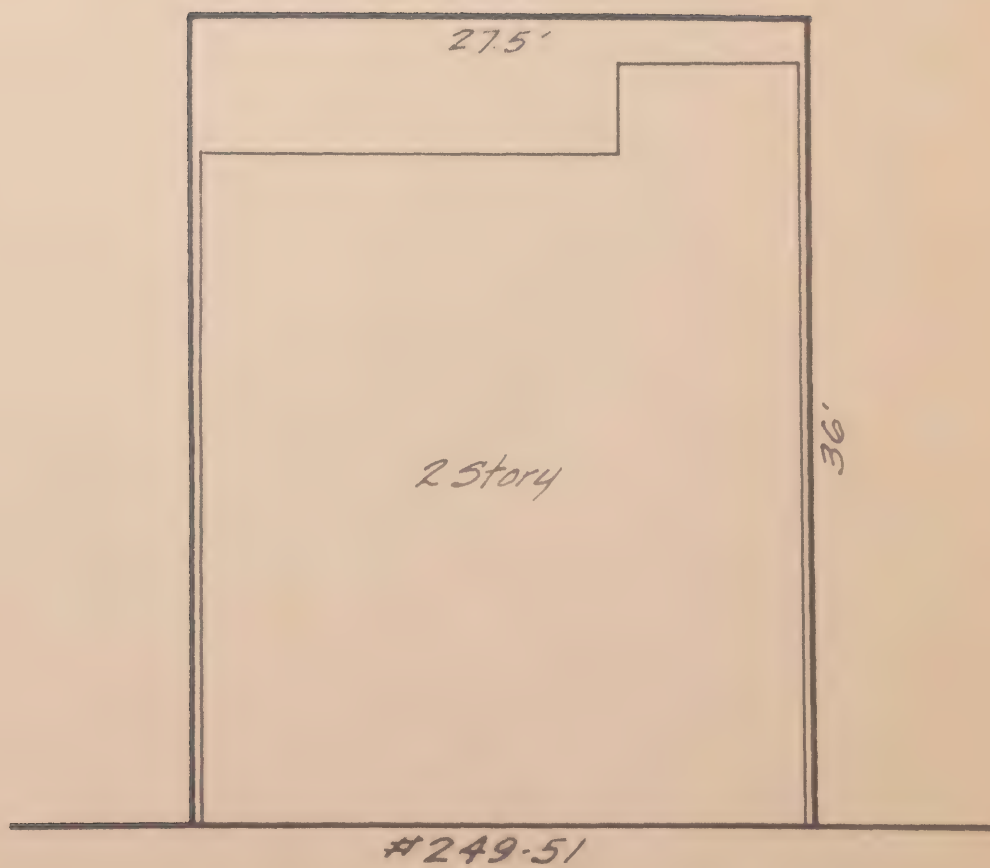
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
4 rm.	\$ 52.50	\$	\$ 80
5 rm.	83.50		90
			170 x 90

15,300 ✓

LAND \$ 8,500
IMPROVEMENTS 6,700

MARKET VALUE OF PROPERTY \$ 15,200



LARCH STREET



HOLMES 1962 ⁴⁰

32-16

APPRAISAL

OWNER: Donald D. Foster et ux
PROPERTY ADDRESS: 221-23 Larch Street

PARCEL NO 743-7
DATE ACQ 1-15-52

OWNER'S ADDRESS: 21 Shrader

IRS: \$9.35
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,040.00
Impr. 1,000.00
\$ 2,040.00

TAXES: \$ 169.52

LAND: DIMENSION 27.5 x 48.5 = 1,334

IMPROVEMENTS: Condition Poor Effective Age 70

2 st. fr. str. with 4 rms. on ea. flr.; storage basement.

SUMMATION APPROACH:

Rounded to

Land	1,334 s.f. @ \$7.87+	\$ 10,500	
Improvements	1,560 s.f. @ 3.00	4,680	
		<u>15,180</u>	\$15,200

MARKET COMPARISON:

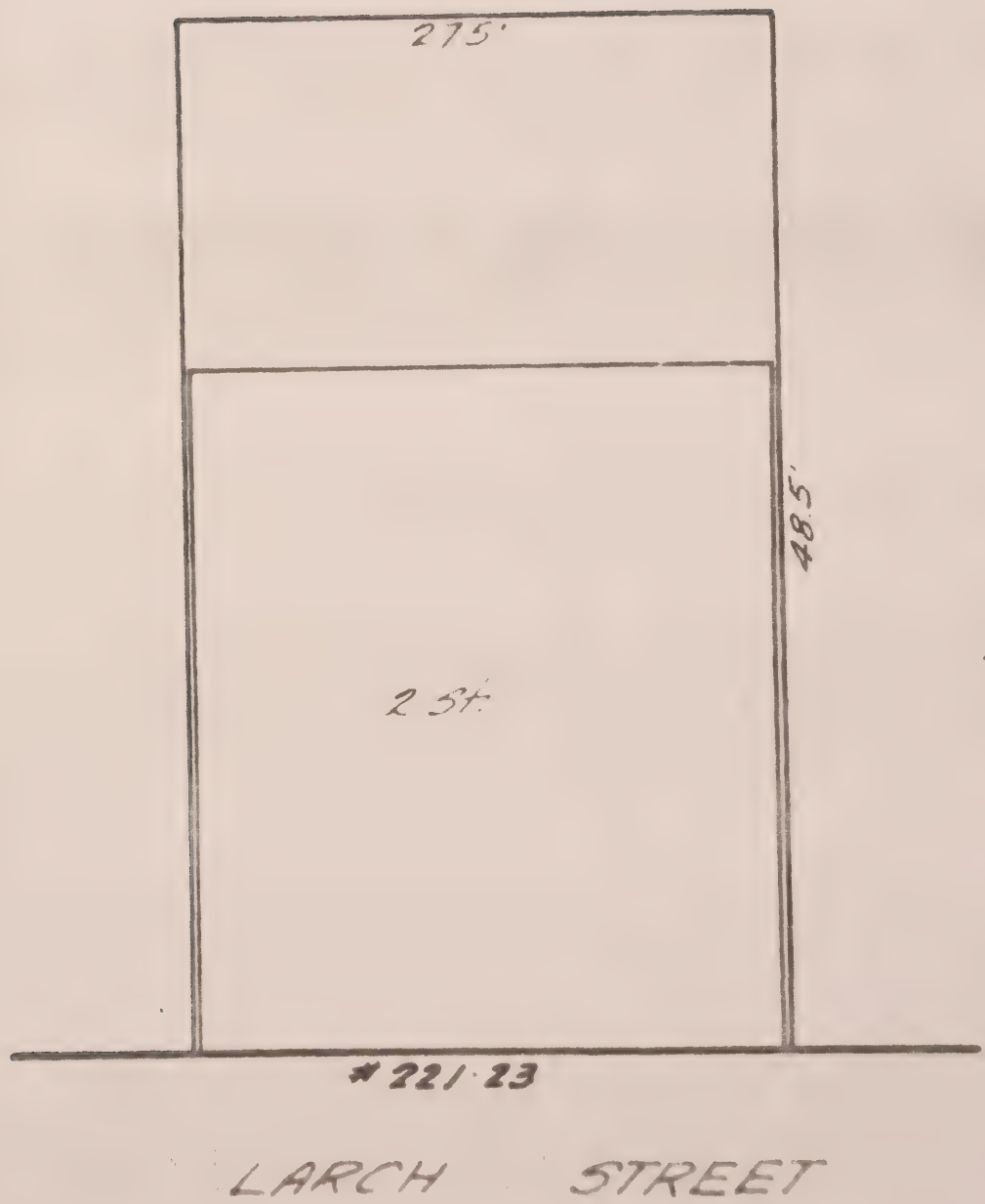
Sales Most Comparable	743-6A		
1,334	s.f. @ \$ 11.50	\$ 15,341	15,350

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
4 rm.	85		85	
4 rm.	85		85	
			<u>170</u> x 90	15,300

LAND \$ 10,500
IMPROVEMENTS 4,700

MARKET VALUE OF PROPERTY \$ 15,200





APPRAISAL

46
89-21

OWNER: Fong Gooley Chew
PROPERTY ADDRESS: 750-52 Turk Street

PARCEL NO. 743-7A
DATE ACQ: 8-18-50

OWNER'S ADDRESS: 750 Turk Street

IRS: No
CONSID: N.S.
BEST USE: Apt.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,420.00
Imps. 1,300.00
\$ 3,720.00

TAXES: \$ 309.14

LAND: DIMENSION 27.5 x 71.5 = 1,966 ✓

IMPROVEMENTS: Condition Good

Effective Age 40 ±

2 st. fr. str. with 1-2 rm. unit and 1-3 rm. unit on 1st flr.
and 1-5 rm. unit on 2nd flr. Garage and storage basement.

SUMMATION APPROACH:

Rounded to

Land	1,966 s.f. @ \$8.39+	\$ 16,500 ✓	
Improvements	2,672 s.f. @ 4.25	11,356 ✓	
		<u>27,856</u>	\$27,900

MARKET COMPARISON:

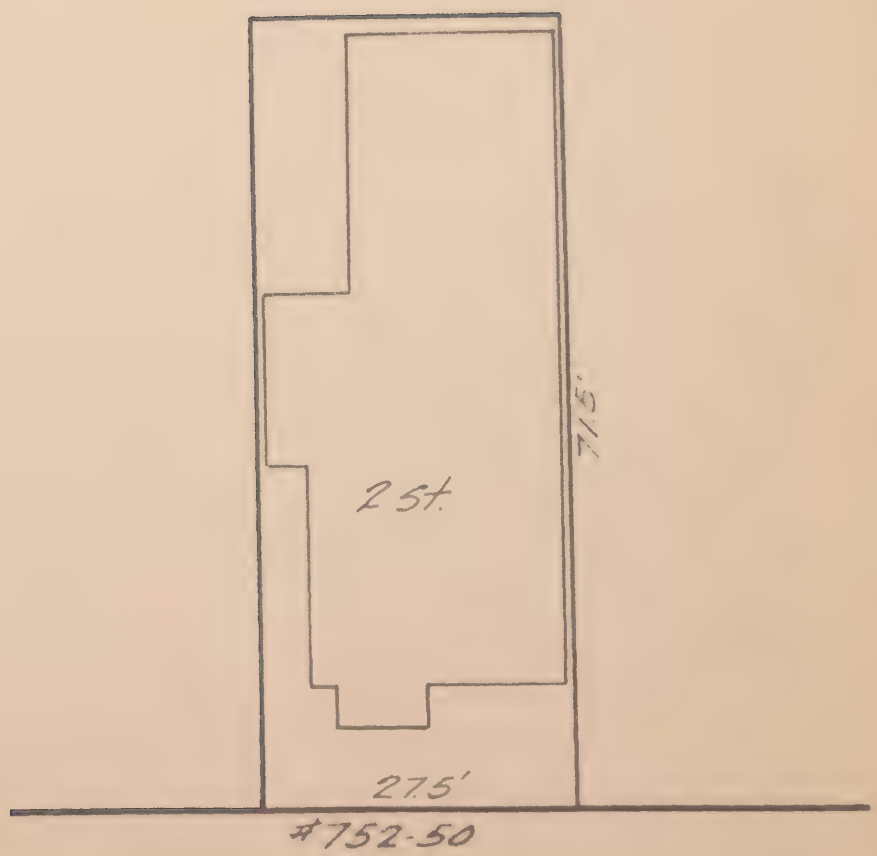
Sales Most Comparable	738-12; 744-16		
	1,966 s.f. @ \$ 14.00	\$ 27,524 ✓	27,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.)	85		55	
1-3 rm.)			65	
1-5 rm.	Owner		125	
			<u>245</u> x 110 =	
			26,950 ✓	27,000

LAND	\$ 16,500
IMPROVEMENTS	<u>11,000</u>

MARKET VALUE OF PROPERTY \$ 27,500



TURK STREET



APPRAISAL

46
39-17
743-8

Heirs & devisees of Estate of
OWNER: Frank Orelas
PROPERTY ADDRESS: 756-60 Turk Street

PARCEL NO.
DATE ACQ:

OWNER'S ADDRESS: 298 Polaris Way, S.F. 24

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,380.00
Impe. 2,200.00
\$ 5,580.00

TAXES: \$ 463.70

LAND: DIMENSION 30 x 120 = 3,600

s.f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±

2 st. fr. str. with 8 rms. on 1st flr. and 7 rms. on 2nd flr.
1st flr. rented as 1-2 rm. unit with bath and kitchen plus 4
housekeeping rms. 2nd flr. rented as rooms. All tenants on
1st and 2nd flr. share toilet and bath. Bsmt. is cut up into
1-3 rm. unit and 1-4 rm. unit, ea. with separate bath and kitchen.

SUMMATION APPROACH:

Rounded to

Land	3,600 s.f. @ \$8.75	\$ 31,500 ✓	
Improvements	3,760 s.f. @ 0.50	1,880 ✓	
		<u>33,380</u>	\$33,400

MARKET COMPARISON:

Sales Most Comparable	744-16; 737-3		
3,600	s.f. @ \$ 9.00	\$	32,400 ✓

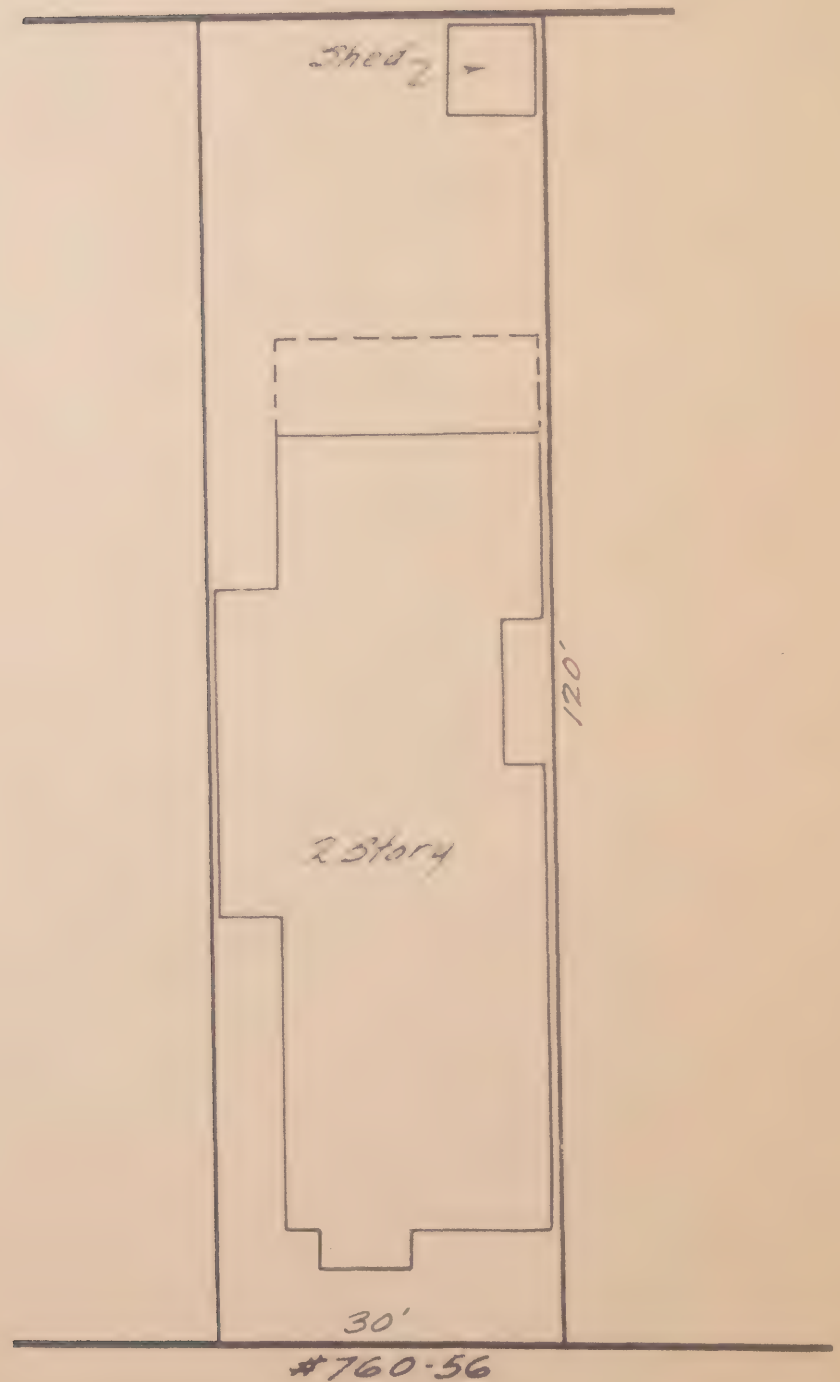
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt.: (3 rm.	75		75	
(4 rm.	55		55	
2 rm.	55)	8 rms.	110	
6 rm.	35)			
1 rm.	40)	7 rms.	100	
6 rm.	30 ave.)		<u>340</u> x 95	32,300

LAND	\$ 31,500
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 32,500

LARCH STREET



TURK STREET



APPRAISAL

46
39-18

OWNER: Walter E. Hahn
PROPERTY ADDRESS: 770 Turk Street

PARCEL NO. 743-9
DATE ACQ: 5-22-52

OWNER'S ADDRESS: 770 Turk Street

IRS: No
CONSID: Gift Deed
BEST USE: Com.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 4,360.00
Imps. 1,600.00
\$ 5,960.00

TAXES: \$ 495.28

LAND: DIMENSION 38.75 x 120 = 4,650 ✓ s.f.

IMPROVEMENTS: Condition Fair-Poor Effective Age 50 ±

2 st. fr. str. with 10 rms. on 1st flr. and 7 rms. on 2nd flr.
1st flr. rented as 2-3 rm. and 2-2 rm. units sharing common
bath. 2nd flr. rented as 2-rm. unit plus 3 sleeping rooms with
all tenants sharing common bath. Attic contains 2 rms. which
cannot be rented because there is no fire escape.

SUMMATION APPROACH:

Rounded to

Land	4,650 s.f. @ \$8.60+	\$ 40,000 ✓	
Improvements	4,167 s.f. @ 0.50	2,083 ✓	
		<u>42,083</u>	\$42,000

MARKET COMPARISON:

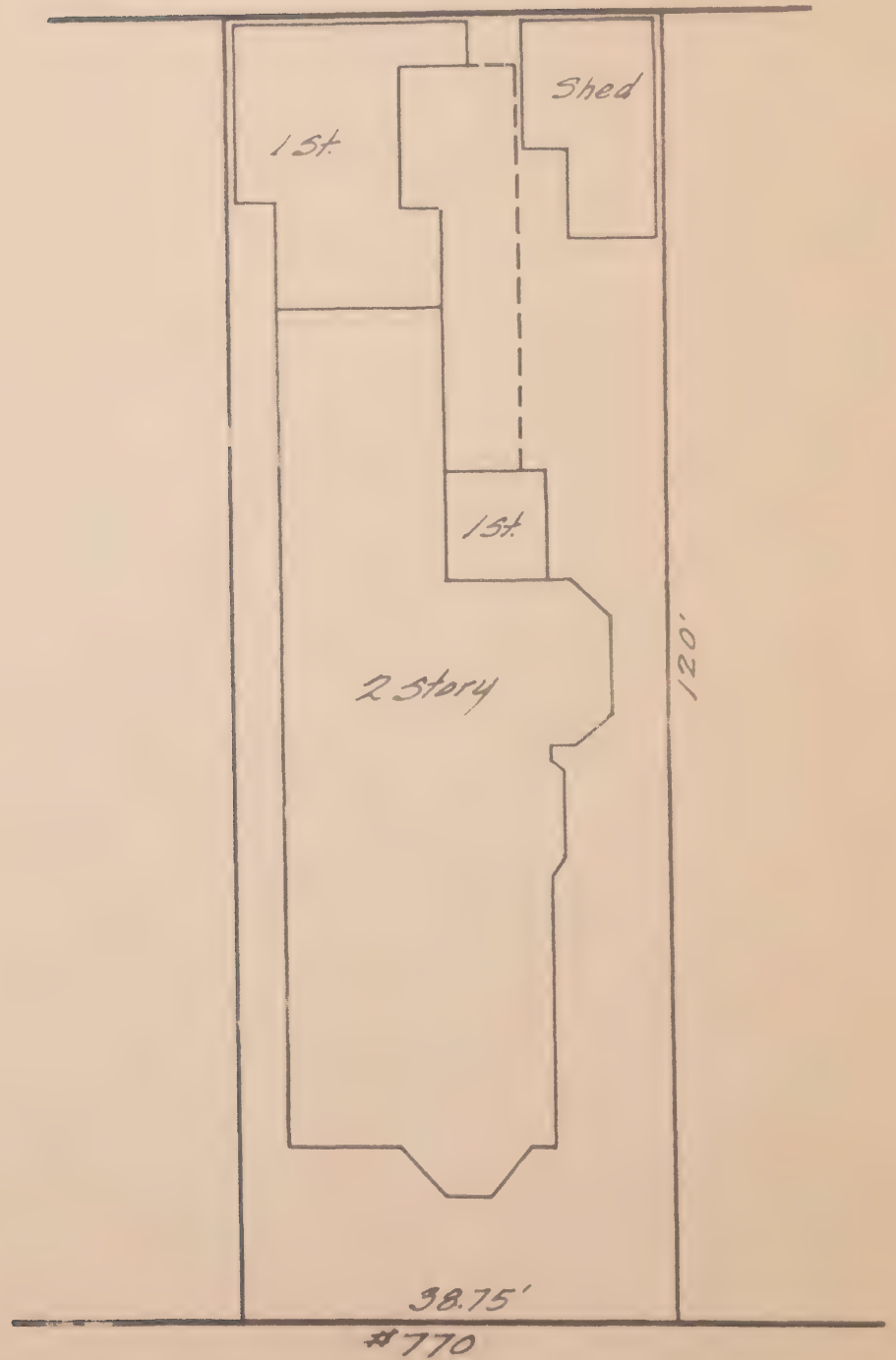
Sales Most Comparable 714-6; 770-3
4,650 s.f. @ \$ 9.00 \$ 41,850 ✓

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 40,000
IMPROVEMENTS	<u>2,000</u>
MARKET VALUE OF PROPERTY	\$ 42,000

LARCH STREET



TURK STREET



APPRAISAL

OWNER: Henry Hwang
 PROPERTY ADDRESS: 776-80 Turk Street

PARCEL NO. 743-10
 DATE ACQ: 9-25-59

OWNER'S ADDRESS: 776 Turk #4

IRS: \$29.70
 CONSID: \$27,000 (Ind.)
 BEST USE: CM

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,810.00
 Imps. 4,450.00
 \$ 7,260.00

TAXES: \$ 603.30

LAND: DIMENSION 25 x 120 = 3,000 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 65 ±

2 st. fr. str. with 8 rms. on 1st flr. and 7 rms. ea. on 2nd and 3rd flrs.; storage basement.

SUMMATION APPROACH:

Rounded to

Land	3,000 s.f. @ \$8.66+	\$ 26,000 ✓	
Improvements	5,732 s.f. @ 0.50	2,866 ✓	
		<u>28,866</u>	\$28,900

MARKET COMPARISON:

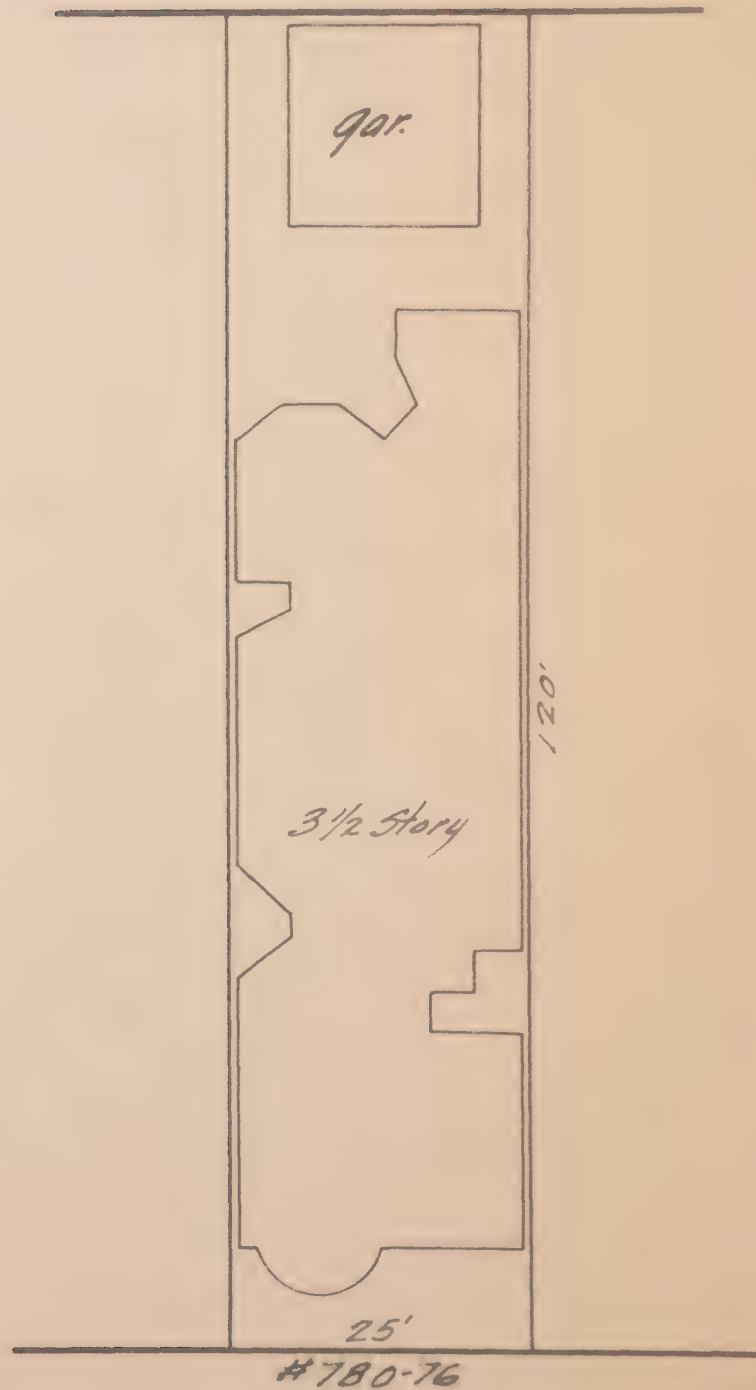
Sales Most Comparable 738-11
 3,000 s.f. @ \$ 9.75 \$ 29,250 ✓ 29,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
8 rm.	90		90	
7 rm.	113		110	
7 rm.	100		110	
			<u>310</u> x 100	31,000

LAND	\$ 26,000
IMPROVEMENTS	<u>4,000</u>
MARKET VALUE OF PROPERTY	\$ 30,000

LARCH STREET



TURK STREET



APPRAISAL

40
3820

OWNER: Anthony J. Torrano et al
PROPERTY ADDRESS: 800-20 Franklin Street

PARCEL NO. 743-10A
DATE ACQ: 5-19-59

OWNER'S ADDRESS: 3226 Mission

IRS: \$66.00
CONSID: \$146,000
BEST USE: Same

ZONING: CM PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 6,350.00
Impt. 18,750.00
\$ 25,100.00

TAXES: \$ 2,085.82

LAND: DIMENSION 43.75 x 120 = 5,250 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

3 st. str. with bsmt. Front 1/2 bsmt. contains 2 stores; 1/2 service and storage bsmt. at rear. Ea. flr. has 7 apts. (3-2 rm. and 4-3 rm.). All 2 rm. units are rented furnished. Bldg. has passenger elevator.

SUMMATION APPROACH:

Rounded to

Land 5,250 s.f. @ \$10.00
Improvements 17,464 s.f. @ 5.60

\$ 52,500 ✓
97,798 ✓
150,298

\$150,300

MARKET COMPARISON:

Sales Most Comparable 743-10A; 651-3D
5,250 s.f. @ \$ 28.50

\$ 149,625 ✓

149,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bar (L)	180		180
Laundry	90		90
9-2 rm.	65	60	540
12-3 rm.	75		900 ✓
			1,710 x 90

153,900

LAND
IMPROVEMENTS

\$ 52,500
97,500

MARKET VALUE OF PROPERTY \$ 150,000

LARCH STREET

#299

FRANKLIN STREET

#820

3 Story

120'

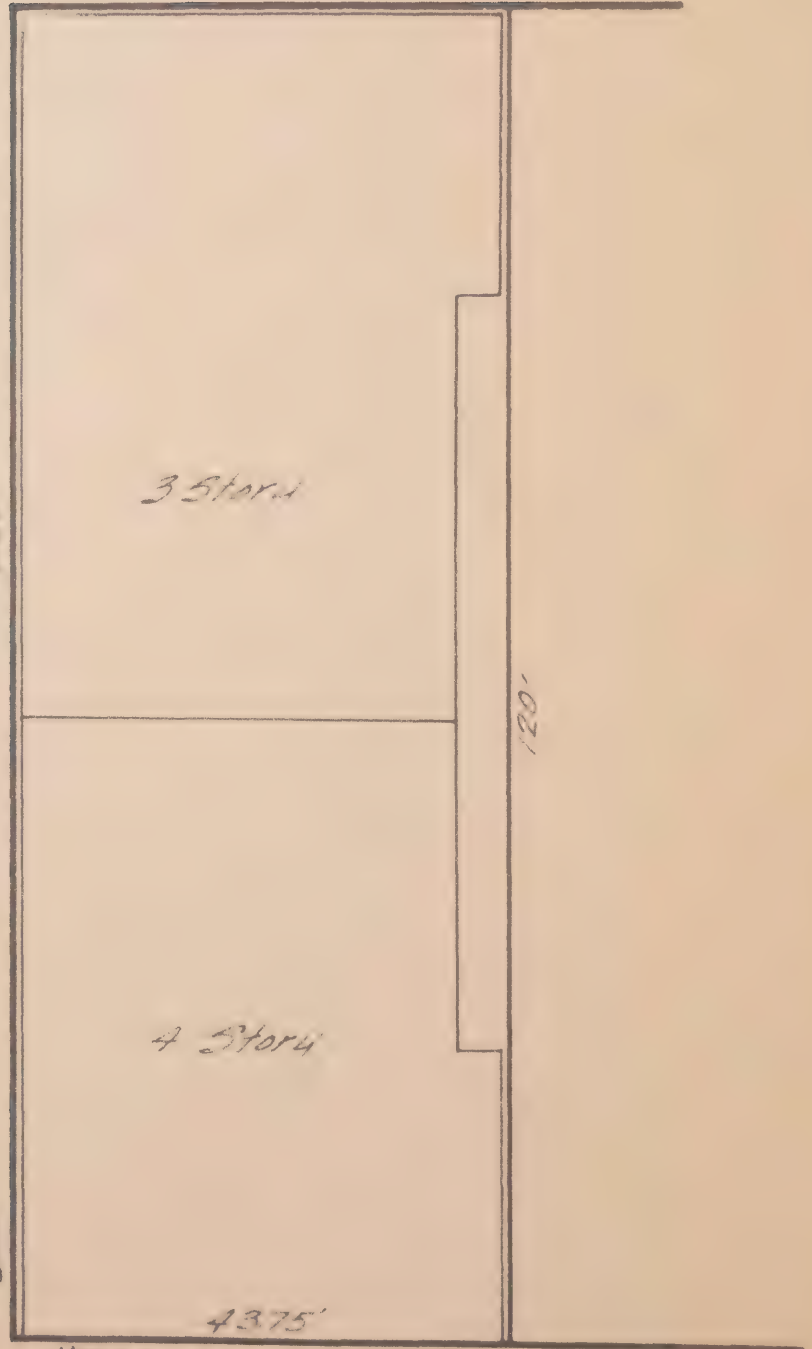
4 Story

#800

43.75'

#786-82

TURK STREET





APPRAISAL

40
30-7

OWNER: Lilla Gentry
PROPERTY ADDRESS: 881 Eddy Street

PARCEL NO. 743-11
DATE ACQ: 4-27-51

OWNER'S ADDRESS: 881 Eddy Street

IRS: No
CONSID: N.S.
BEST USE: Flats

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,130.00
Imps. 5,700.00
\$ 8,830.00

TAXES: \$ 733.78

LAND: DIMENSION 30 x 59.5 = 1,785 s.f.

IMPROVEMENTS: Condition Fair-Good Effective Age 60

3 st. wd. fr. str. with 3 flats - 6 rms. on ea. flr. plus storage bsmt. Flats are rented as 2 apts. ea.

SUMMATION APPROACH:

Rounded to

Land	= 1,785 s.f. @ \$8.68+	\$ 15,500 ✓	
Improvements	5,495 s.f. @ 2.00	10,990 ✓	
		<u>26,490</u>	\$26,500

MARKET COMPARISON:

Sales Most Comparable			
1,785 s.f. @ \$ 15.00	\$ 26,775 ✓	26,800	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 rm.	65	3-6 rms. @ \$100	300 x 90	27,000

LAND	\$ 15,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 27,000



EDDY STREET

FRANKLIN STREET



APPRAISAL

OWNER: Alfred E. Baker
 PROPERTY ADDRESS: 296-98 Larch Street

PARCEL NO. 743-11A
 DATE ACQ: 11-3-50

OWNER'S ADDRESS: 298 Larch Street

IRS: No
 CONSID: N.S.
 BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 980.00
 Imps. 1,200.00
 \$ 2,180.00

TAXES: \$ 181.16

LAND: DIMENSION 27.5 x 45 = 1,238 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 =

2 st. fr. str. with 4 rm. unit on ea. flr; stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land 1,238 s. f. @ \$8.08+
 Improvements 1,942 s. f. @ 3.60

\$ 10,000
 6,991
 16,991

\$17,000

MARKET COMPARISON:

Sales Most Comparable 743-6A)
 1,238 s. f. @ \$ 13.50

\$ 16,713 ✓ 16,700

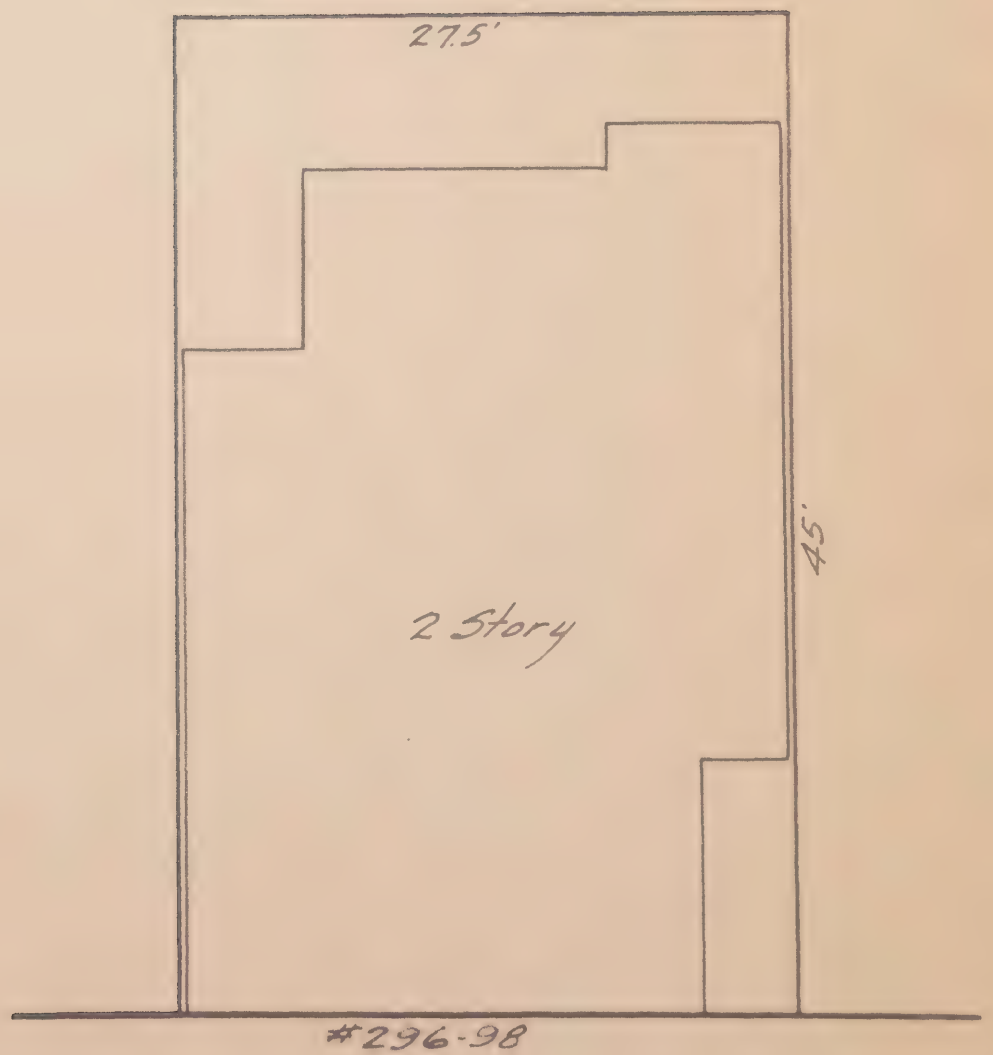
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	50		65
1-4 rm.	Owner		65
			130 x 130
			16,900 ✓

LAND
 IMPROVEMENTS

\$ 10,000
 7,000

MARKET VALUE OF PROPERTY \$ 17,000



LARCH STREET



APPRAISAL

46

OWNER: Wm. C. Haack et al
PROPERTY ADDRESS: 894-98 Franklin Street

PARCEL NO. 743-11B
DATE ACQ: 2-7-61

OWNER'S ADDRESS: 3150 Octavia St.

IRS: \$9.90

ZONING: CM

PRESENT USE: Apts.

CONSID: Not verified

BEST USE: Apt.

ASSESSED VALUE: Land \$ 2,780.00
Imps. 5,500.00
\$ 8,280.00

TAXES: \$ 688.06

LAND: DIMENSION 30 x 60.5 = 1,815

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

3 st. str. with 6 units: 1-2 rm. and 1-3 rm. unit on 1st flr.
and 2-3 rm. units ea. on 2nd and 3rd flr. Property is listed
for sale at \$46,500; storage basement.

SUMMATION APPROACH:

Rounded to

Land 1,815 s.f. @ \$8.81+
Improvements 5,485 s.f. @ 3.50

\$ 16,000
19,197
35,197

\$35,200

MARKET COMPARISON:

Sales Most Comparable 743-10; 743-11
1,815 s.f. @ \$ 19.00

\$ 34,485

34,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	Refused	45	45	
1-3 rm.	"	60	60	
4-3 rm.	"	60	240	
			345 x 100	34,500

LAND \$ 16,000
IMPROVEMENTS 19,000

MARKET VALUE OF PROPERTY \$ 35,000

FRANKLIN STREET

#894-9A

30'

3 story

1.5'

60.5'

#300-298

LARCH STREET



APPRaisal

OWNER: Wm. S. Jones et ux
PROPERTY ADDRESS: 875 Eddy Street

PARCEL NO. 743-11C
DATE ACQ:

OWNER'S ADDRESS: 78 Margaret

IRS: \$1.10
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,480.00
Imps. 4,500.00
\$ 6,980.00

TAXES: \$ 580.04

LAND: DIMENSION 27.5 x 75 = 2,063 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. built as 3 flats: 1st flr. divided into 1-2 rm. apt. and 1-3 rm. apt. 2nd & 3rd flrs. divided into 2-3 rm. apts. ea. All apts. have bath and kitchen. Bldg. has storage bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,063 s.f. @ \$7.99+	\$ 16,500	
Improvements	5,083 s.f. @ 3.75	19,061	
		<u>35,561</u>	\$35,600

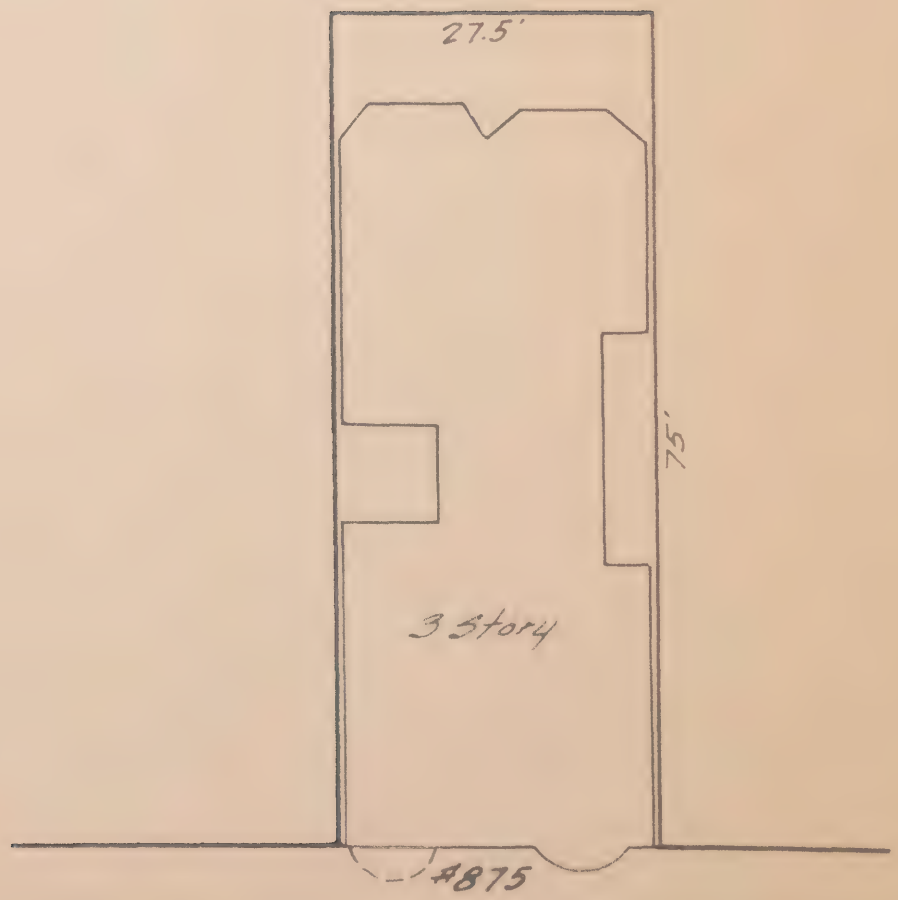
MARKET COMPARISON:

Sales Most Comparable 743-10; 738-11; 744-17
2,063 s.f. @ \$ 17.25 \$ 35,587 35,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-2 rm.	45		45	
1-3 rm.	62.50		62.50	
4-3 rm.	62.50		250.	
			<u>357.50</u> x 100	35,750

LAND	\$ 16,500
IMPROVEMENTS	<u>19,000</u>
MARKET VALUE OF PROPERTY	\$ 35,500



EDDY STREET



APPRAISAL

OWNER: Victoria Alvarado
PROPERTY ADDRESS: 867-71 Eddy Street

PARCEL NO. 743-12
DATE ACQ:

OWNER'S ADDRESS: 869 Eddy Street

IRS: No
CONSID: N.S.
BEST USE: Flats

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,470.00
Impr. 2,850.00
\$ 5,320.00

TAXES: \$ 442.10

LAND: DIMENSION 27.5 x 74.5 = 2,049 ✓ s.f.

IMPROVEMENTS: Condition Good Effective Age 60 ±
3 st. fr. str. built as 3 flats: 1st flr. cut up into 1-3 rm.
apt. and 1-5 rm. apt. 2nd flr. with 1 bath rented as 2-3 rm.
apts; 3rd flr. with 1 bath rented as 2-3 rm. apts.
Attic apt. with 2 rms. has kitchen and bath. Bldg. has stor-
age basement.

SUMMATION APPROACH:

Rounded to

Land	2,049 s.f. @ \$8.05	\$ 16,500 ✓	
Improvements	5,273 s.f. @ 3.75	19,774 ✓	
		<u>36,274</u>	\$36,300

MARKET COMPARISON:

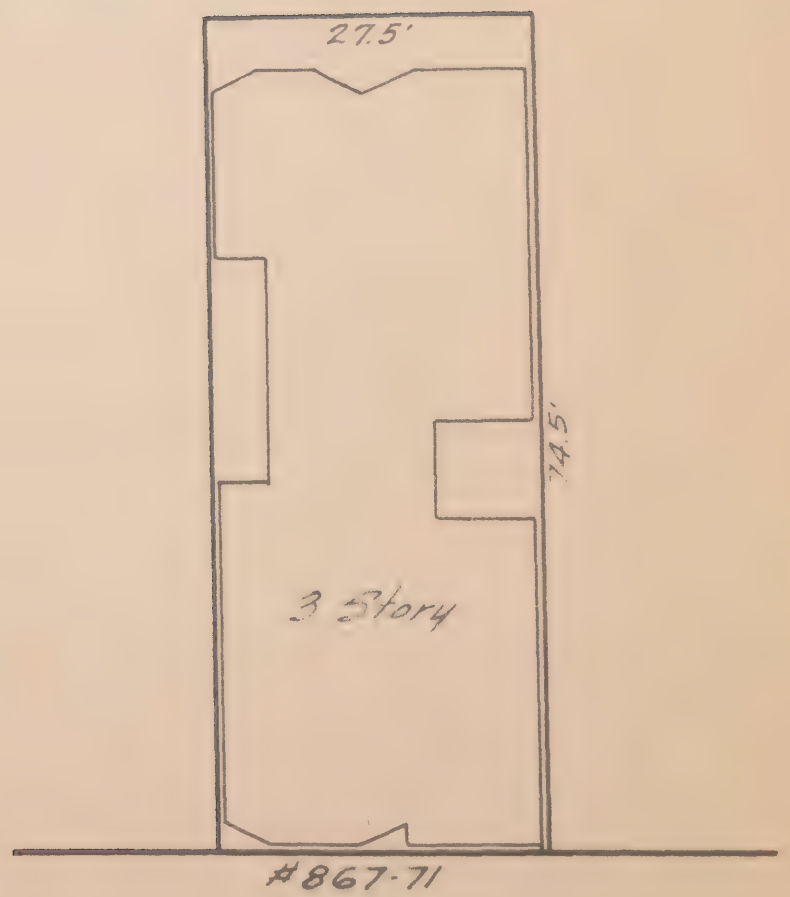
Sales Most Comparable 743-10; 738-11
2,049 s.f. @ \$ 17.50 \$ 35,858 ✓ 35,900

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
1-3 rm.	55		55	
1-5 rm.	80		85	
4-3 rm.	60	(1-6 rm.	95	
		(1-6 rm.	95	
1-2 rm.	40		40	
			<u>370</u> x 100	37,000

LAND \$ 16,500
IMPROVEMENTS 20,000

MARKET VALUE OF PROPERTY \$ 36,500



EDDY STREET



APPRAISAL

OWNER: Cleburne Davis et ux
PROPERTY ADDRESS: 292-94 Larch Street

PARCEL NO. 743-12A
DATE ACQ: 10-30-50

OWNER'S ADDRESS: 294 Larch Street

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 990.00
Imps. 1,150.00
\$ 2,140.00

TAXES: \$ 177.84

LAND: DIMENSION 27.5 x 45.5 = 1,251 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

2 st. fr. str. with 4 rms. on 1st flr. 2nd flr. rented as 1-2 rm. unit and 1-3 rm. unit using common bath; storage basement.

SUMMATION APPROACH:

Rounded to

Land 1,251 s.f. @ \$7.99+
Improvements 1,942 s.f. @ 3.60

\$ 10,000 ✓
6,991
16,991

\$17,000

MARKET COMPARISON:

Sales Most Comparable 743-6A

1,251 s.f. @ \$ 13.50

\$ 16,888 ✓

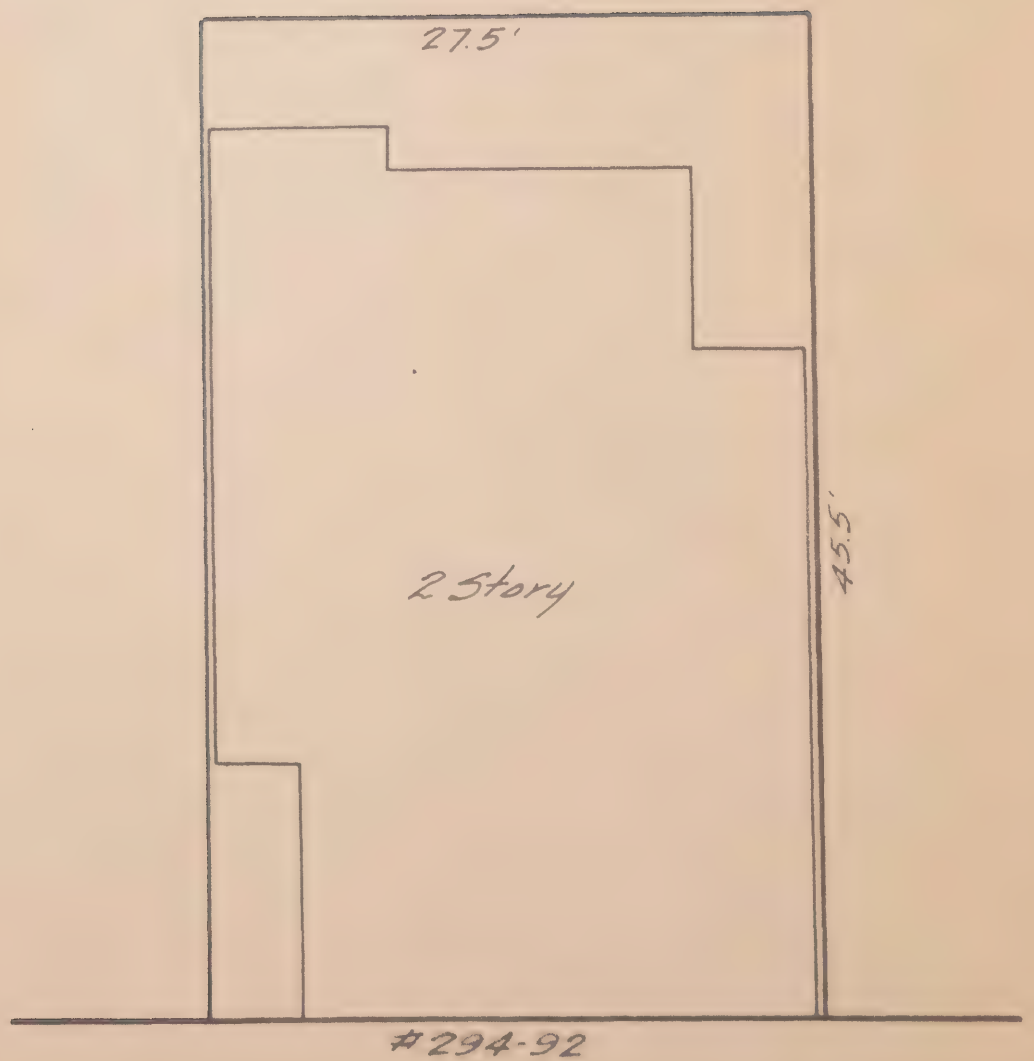
16,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	65		65
1-2 rm.	45		75
1-3 rm.	35		
			140 x 125
			17,500 ✓

LAND \$ 10,000
IMPROVEMENTS 7,000

MARKET VALUE OF PROPERTY \$ 17,000



LARCH STREET



APPRaisal

20
X-4

OWNER: Dorothy Lee Foster
PROPERTY ADDRESS: 861-65 Eddy Street

PARCEL NO. 743-13
DATE ACQ: 6-6-55

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,460.00
Imps. 2,600.00
\$ 5,060.00

TAXES: \$ 420.48

LAND: DIMENSION 27.5 x 74.25 = 2,042 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. constructed as 3 flats: 1st flr. rented as 2 apts. (1-3 rm.; 1-2 rm.) with common bath; 2nd flr. and 3rd flr. divided into 2-3 rm. apts. with separate baths and kitchens. Attic contains 5-rm. apt. and basement contains 4-rm. apt.

SUMMATION APPROACH:

Rounded to

Land	2,042 s.f. @ \$8.08	\$ 16,500 ✓	
Improvements	5,273 s.f. @ 4.00	21,092 ✓	
		<u>37,592</u>	\$37,600

MARKET COMPARISON:

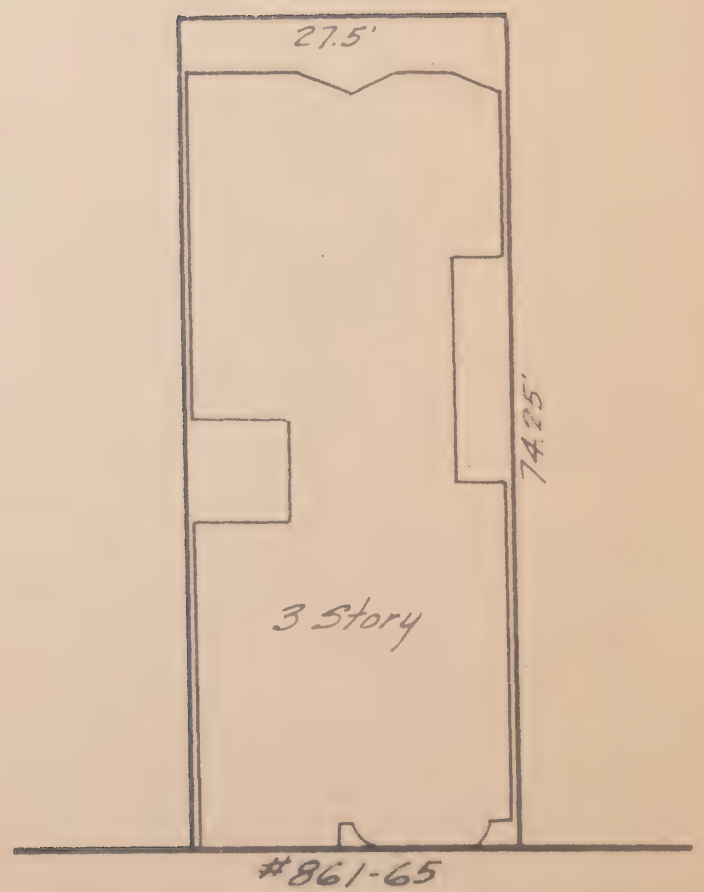
Sales Most Comparable	744-16		
	2,042 s.f. @ \$ 18.00	\$ 36,756 ✓	36,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. 1-4 rm.	40		40	
1-3 rm.	60)			
1-2 rm.	45)	1-5 rm. @ \$90	90	
4-3 rm.	55 & 60	60	240	
Attic 1-5	50		50	
			<u>420</u> x 90	37,800 ✓

LAND	\$ 16,500
IMPROVEMENTS	21,000
	<u>37,500</u>

MARKET VALUE OF PROPERTY \$ 37,500



EDDY STREET



APPRaisal

OWNER: Travis Tatum et ux
PROPERTY ADDRESS: 288-90 Larch Street

PARCEL NO. 743-13A
DATE ACQ: 12-27-50

OWNER'S ADDRESS: 290 Larch

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 990.00
Imps. 1,100.00
\$ 2,090.00

TAXES: \$ 173.68

LAND: DIMENSION 27.5 x 45.75 = 1,258 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

2 st. fr. str. with 1-4 rm. flat on ea. flr.; storage basement.

SUMMATION APPROACH:

Rounded to

Land	1,258 s.f. @ \$7.94±	\$ 10,000 ✓	
Improvements	1,942 s.f. @ 3.60	6,991 ✓	
		16,991	\$17,000

MARKET COMPARISON:

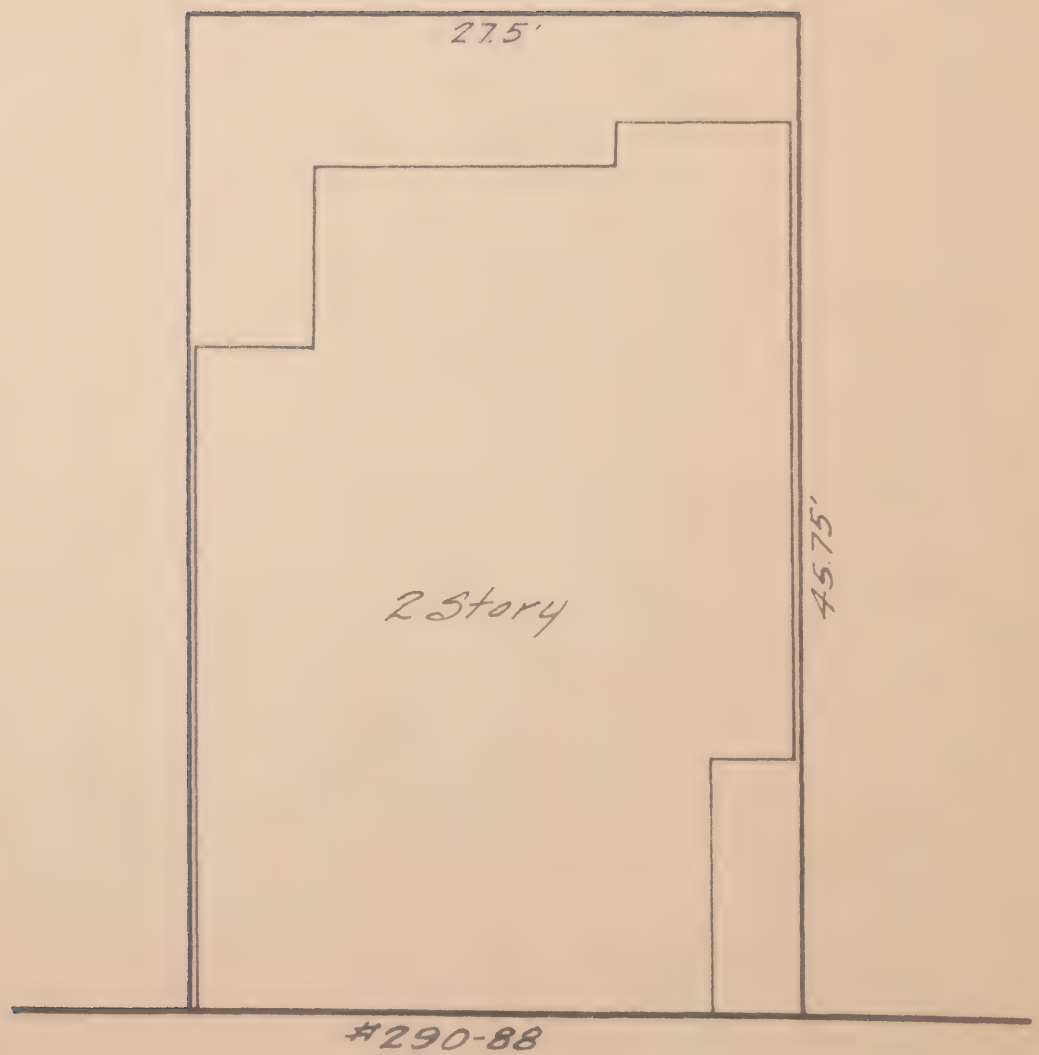
Sales Most Comparable	743-6A		
1,258	s.f. @ \$ 13.50	\$ 16,983 ✓	17,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
2-4 rm.	\$ 65	\$	\$ 130 x 130	16,900 ✓

LAND	\$ 10,000
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 17,000



LARCH STREET



APPRAISAL

40
39-3

OWNER: Carmela Martinez
PROPERTY ADDRESS: Vacant lot bet. Eddy and
Larch Streets
OWNER'S ADDRESS: 308 Fell

PARCEL NO. 743-14
DATE ACQ: 1-4-54

IRS:
CONSID: N.S.
BEST USE: CM

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 5,630.00
Imps. -
\$ 5,630.00

TAXES: \$ 467.86

LAND: DIMENSION 50 x 120 = 6,000 ✓

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age ±

SUMMATION APPROACH:

Rounded to

Land 6,000 s. f. @ \$8.75 \$
Improvements

\$52,500 ✓

MARKET COMPARISON:

Sales Most Comparable 714-6; 737-3
s. f. @ \$

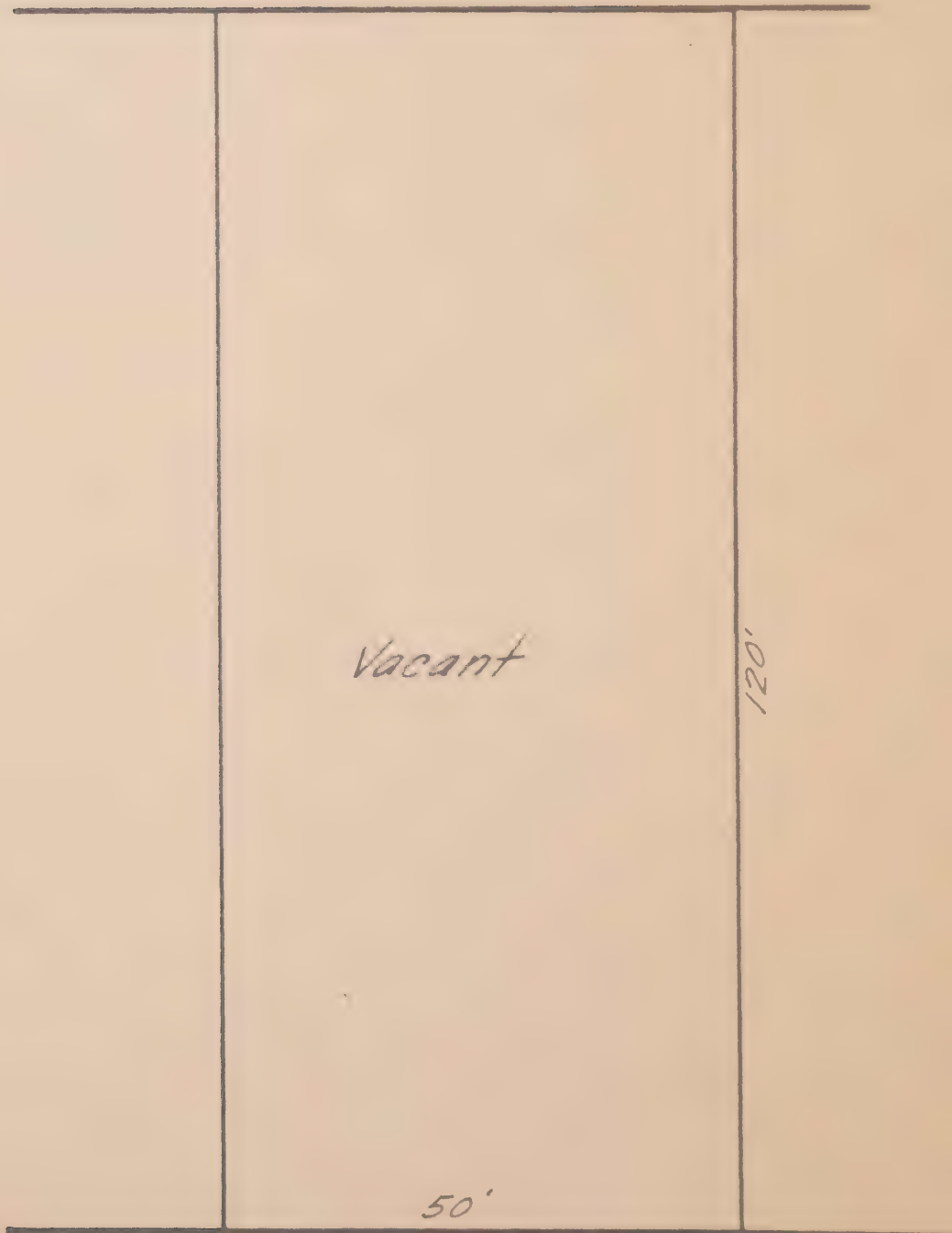
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$	52,500
IMPROVEMENTS		-

MARKET VALUE OF PROPERTY \$ 52,500

LARCH STREET



EDDY STREET



APPRAISAL

46
38-2

OWNER: Paul W. Heller et al
 PROPERTY ADDRESS: 819 Eddy Street (15)
 817 Eddy Street (16)
 OWNER'S ADDRESS: 4710 N. 16th St., #103, Phoenix
 ZONING: CM PRESENT USE: Flats
 PARCEL NO. 743-15,-16
 DATE ACQ: 12-9-59
 IRS: \$31.80
 CONSID: Unknown
 BEST USE: CM

ASSESSED VALUE: Land \$ 7,595.00
 Imps. 4,100.00
\$ 11,695.00 TAXES: \$ 971.86

LAND: DIMENSION 40 x 120 (15) = 8,100 s.f.
 27.5 x 120 (16)

IMPROVEMENTS: Condition Poor-Fair Effective Age 60-70
 (14) 2 st. fr. str. with 1-3 rm. unit & 1 additional rm. on 1st flr.
 1-2 rm. unit & 1-3 rm. unit + add. rm.; bsmt. has 2-2 rm. apt.
 without bath. All tenants on 1st & 2nd flr. share 1st flr. bath.
 (15) 2 st. fr. str. with 3 rms. on 1st flr. & 5 rms. + bath on 2nd
 flr. Bsmt. has 2 rm. unit with bath & kitchen.

SUMMATION APPROACH:

Rounded to

Land	8,100 s.f. @ \$8.45±	\$ 68,500	
Improvements			
(14) 3,624 s.f. @ \$0.85	\$3,080		
(15) 4,198 s.f. @ 0.85	<u>3,568</u>		
		6,648	
		<u>75,148</u>	\$75,100

MARKET COMPARISON:

Sales Most Comparable	714-8,-9,-9A,-10		
8,100	s.f. @ \$ 9.25	\$ 74,925	74,900

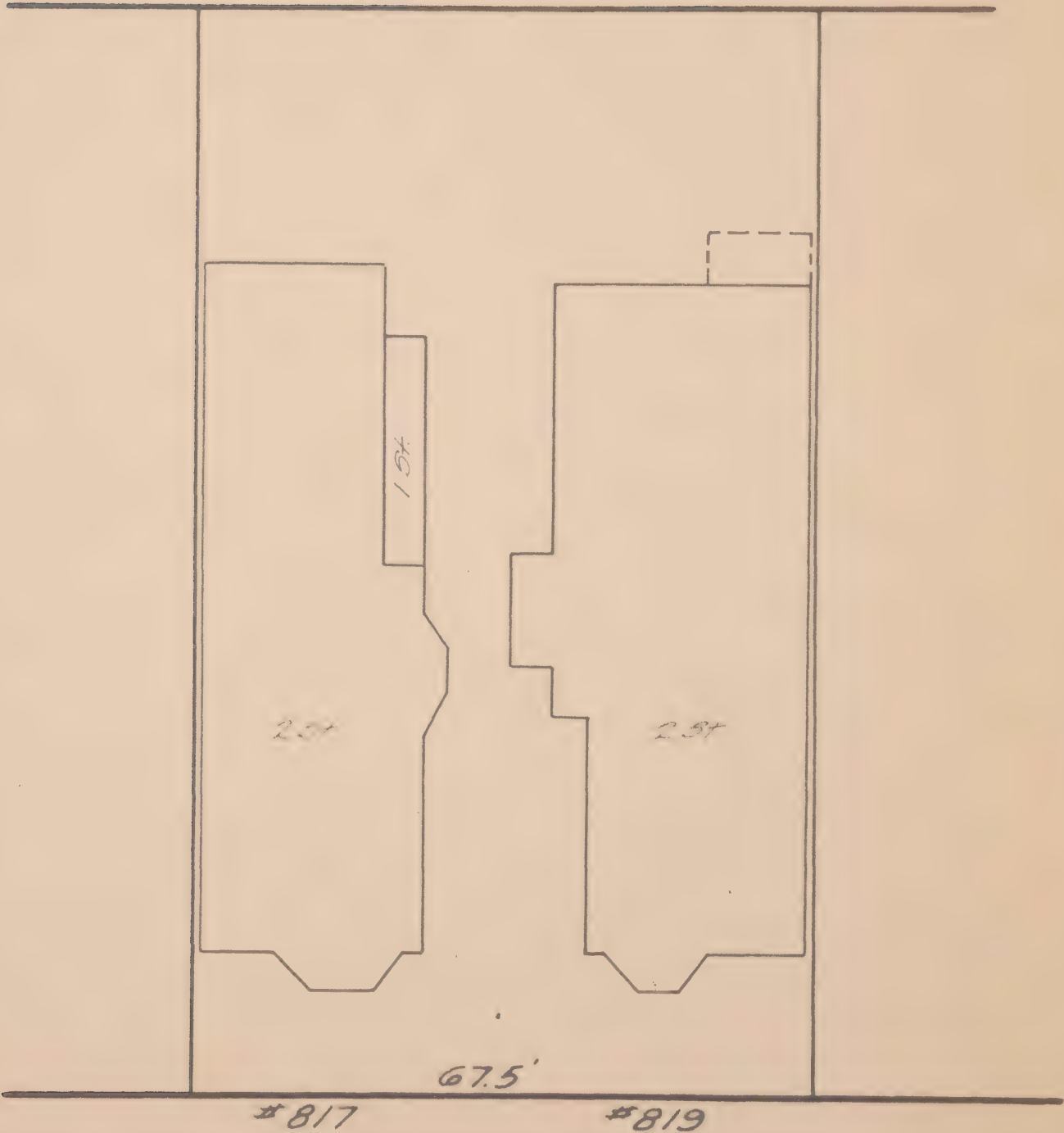
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

Note: Both of the structures are considered as single family dwellings because of lack of bath. Property is listed for sale at \$100,000.

(sustaining value)	LAND	\$ 68,500
	IMPROVEMENTS	<u>6,500</u>
	MARKET VALUE OF PROPERTY \$	75,000

LARCH STREET



EDDY STREET

BLOCK 744

BLOCK 744

	NAME	LAND	IMPS	TOTAL
-1	Sandra Jenkins	\$ 27,500	\$ 2,500	\$ 30,000
-2	Gwendolyn V. Reed	82,500	7,500	90,000
-3A	St Paulus Evangelical Luthern Church	14,000	21,000	35,000
-10A	" " "	9,000	2,000	11,000
11	" " "	35,000	10,000	45,000
12	The Kingland Inv. Co.	72,000	73,000	145,000
13	Minoru Tatehara	72,000	118,000	190,000
14	Milton Stern Jr.	25,500	9,500	35,000
15	Del Camp Inv. Co.	25,500	13,500	39,000
16	Norman Winston	25,500	12,000	37,500
17	John A. Stewert	<u>25,500</u>	<u>12,000</u>	<u>37,500</u>
		\$414,000	\$281,000	\$695,000



APPRaisal

66 41
70-1

OWNER: Sandra Jenkins
PROPERTY ADDRESS: 901-05 Eddy Street

PARCEL NO. 744-1
DATE ACQ: 12-3-58

OWNER'S ADDRESS: Unknown

IRS: \$20.90
CONSID: \$30,000 IND.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,270.00
 Imps. 4,000.00
 \$ 7,270.00

TAXES: \$ 604.14

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70

A 3½ st. fr. bldg. with 1-3 rm. apt. used on ea. flr. There are several rms. on ea. flr. that are not occupied.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$8.33+ \$ 27,500
Improvements 9,494 s.f. = sustaining use 3,500 ✓

\$31,000

MARKET COMPARISON:

Sales Most Comparable 744-16; 744-17; 737-3
3,300 s.f. @ \$ 9.00

\$ 29,700 ✓

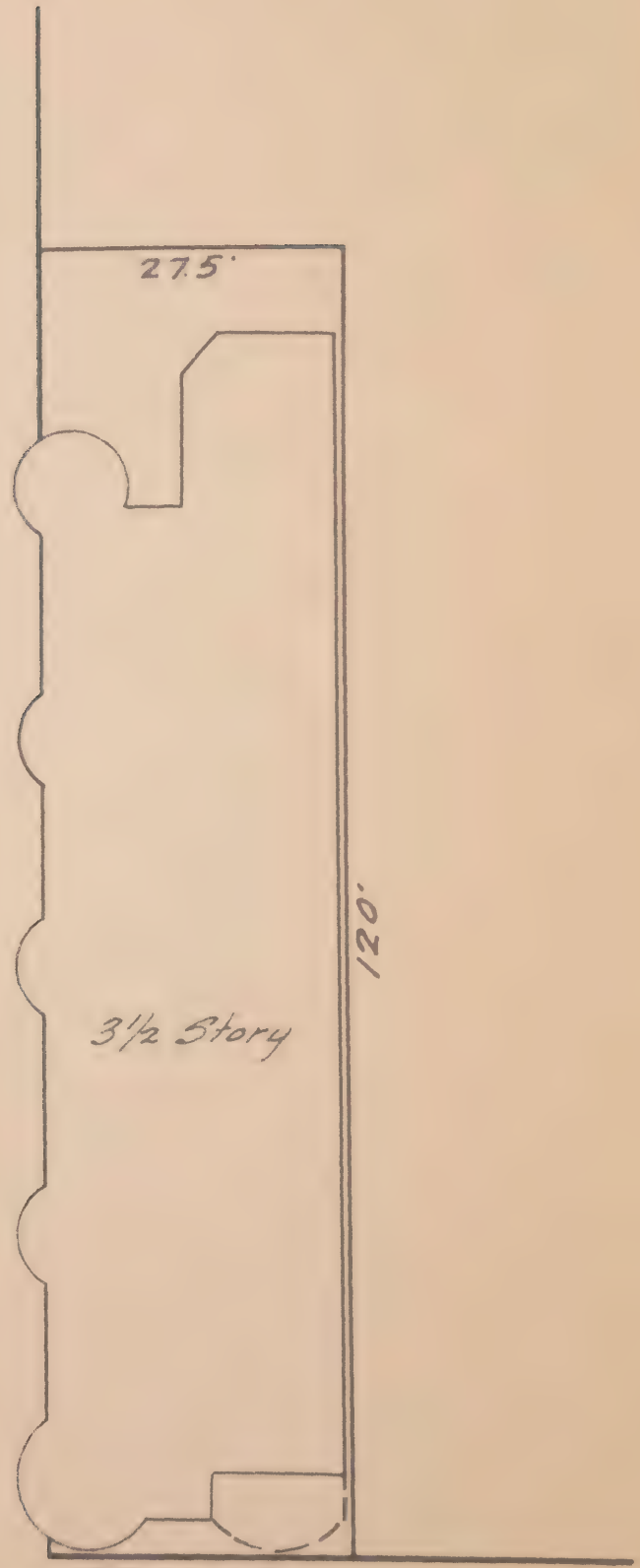
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
3-3 rm.	\$ 65	\$	\$ 195 x 100	19,500 ✓

LAND \$ 27,500
IMPROVEMENTS 2,500

MARKET VALUE OF PROPERTY \$ 30,000

FRANKLIN STREET



EDDY STREET



APPRaisal

66-41
40-11

OWNER: Gwendolyn V. Reed
PROPERTY ADDRESS: 807 Franklin Street

PARCEL NO. 744-2
DATE ACQ:

OWNER'S ADDRESS: 807 Franklin Street

IRS:

ZONING: R-4

PRESENT USE: Rooming Hse.

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 7,090.00
Imps. 2,500.00
\$ 9,590.00

TAXES: \$ 796.92

LAND: DIMENSION 75 x 137.5 = 10,313

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

A high bsmt., 2½ st. fr. bldg. used as a boarding house of 20 rms., 4 of which are owner occupied. This bldg. has had excellent maintenance.

SUMMATION APPROACH:

Rounded to

Land	10,313 s.f. @ \$8.00±	\$ 82,500
Improvements	7,458 s.f. @ 1.00	\$7,458
Garage		300
Surfacing		100
		<u>7,858</u>
		90,358

\$90,400

MARKET COMPARISON:

Sales Most Comparable 737-3 (land); 653-27
10,313 s.f. @ \$ 9.000

\$ 92,817

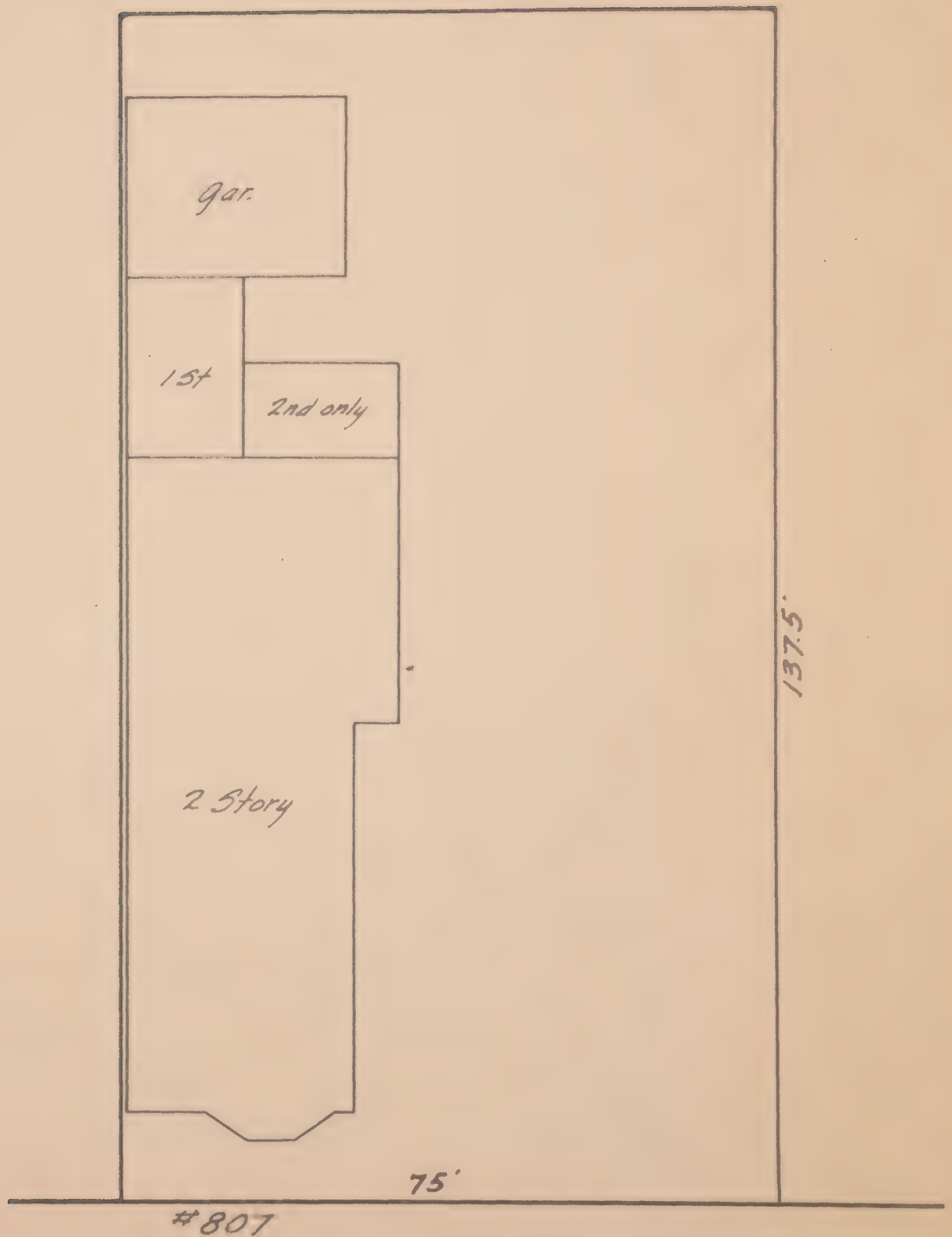
92,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Gross Rent	\$1,045		850 x 100
			85,000

LAND	\$ 82,500
IMPROVEMENTS	7,500

MARKET VALUE OF PROPERTY \$ 90,000



FRANKLIN

STREET



APPRAISAL

OWNER: St. Paulus Evangelical Lutheran Church
 PROPERTY ADDRESS: 868-70 Turk Street

PARCEL NO. 744-9A
 DATE ACQ: 12-10-09

OWNER'S ADDRESS: Eddy & Gough

IRS:
 CONSID: N.S.
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,850.00
 Imps. 6,500.00
 \$ 8,350.00

TAXES: \$

LAND: DIMENSION 34x52.5 = 1,785 s.f.

IMPROVEMENTS: Condition Good Effective Age 10 ±

A 2 st. fr. bldg. with garages on street level and 2-5 rm. flats on 1st and 2nd flrs. This parcel is part of a large holding that occupies 2/3 of the block.

SUMMATION APPROACH:

Rounded to

Land	1,785 s.f. @ \$7.84±	\$ 14,000	
Improvements	2,642 s.f. @ 7.00	\$18,494	
Garages	1,300± s.f. @ 2.00	2,600	
		21,094	
		35,094	\$35,100

MARKET COMPARISON:

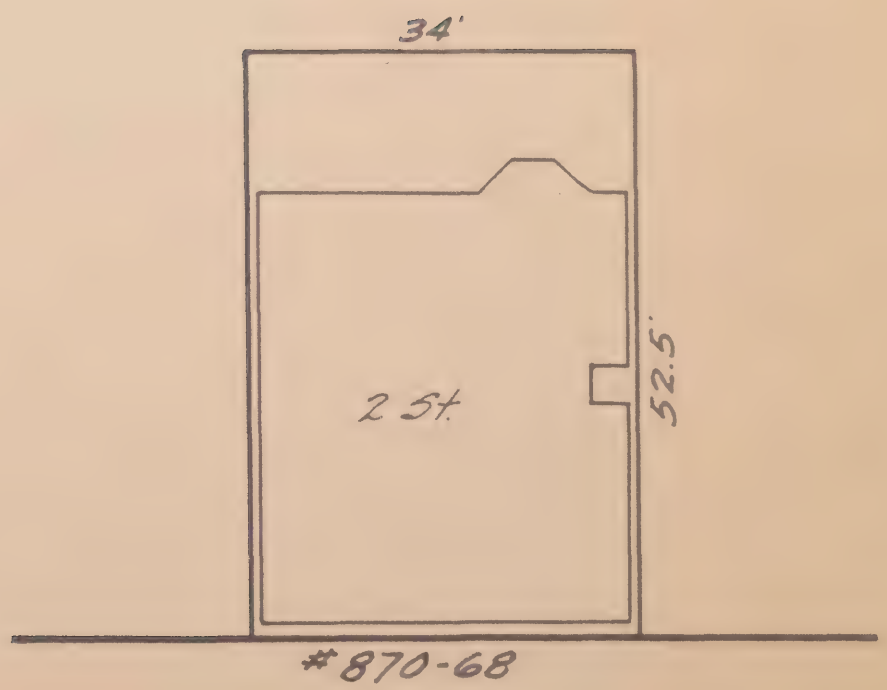
Sales Most Comparable None
 1,785 s.f. @ \$ 20.00 \$ 35,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 rm. Owner		150	300	
4 garages "		15	60	
			360 x 100	36,000 ✓

LAND \$ 14,000
 IMPROVEMENTS 21,000

MARKET VALUE OF PROPERTY \$ 35,000



TURK STREET



APPRaisal

41
40-8 pter

OWNER: St. Paulus Evangelical Lutheran Church PARCEL NO. 744-10A
PROPERTY ADDRESS: Garage next to Eddy & Gough DATE ACQ: 12-10-09

OWNER'S ADDRESS: Eddy & Gough

IRS:

CONSID: N.S.

ZONING: R-4

PRESENT USE: Garage

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,180.00
Imps. 200.00
\$ 1,380.00

TAXES: \$ 114.68

LAND: DIMENSION 21 x 55 = 1,155 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 20

1 st. fr. and stucco garage adjacent to cathedral. It is part of a larger parcel.

SUMMATION APPROACH:

Rounded to

Land 1,155 s.f. @ \$7.80+
Improvements 735 s.f. @ 3.00

\$ 9,000 ✓
2,205 ✓
11,205

\$11,200

MARKET COMPARISON:

Sales Most Comparable None
1,155 s.f. @ \$ 9.00

\$ 10,395 ✓

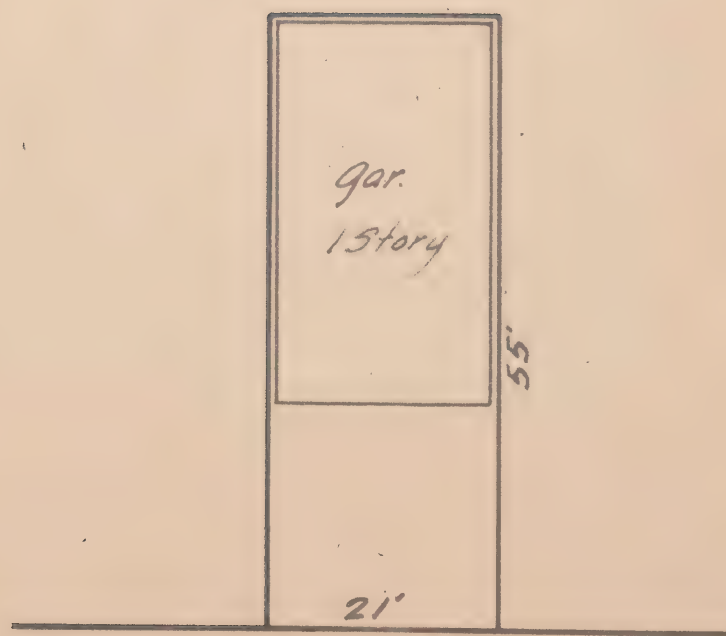
10,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 9,000
IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 11,000



EDDY STREET



APPRaisal

166-24
40-8 plus

OWNER: St. Paulus Evangelical Lutheran Church PARCEL NO. 744-11
PROPERTY ADDRESS: 969 Eddy Street DATE ACQ: 12-10-09

OWNER'S ADDRESS: Eddy & Gough

IRS:

ZONING: R-4

PRESENT USE: Res.

CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,780.00
Impe. 800.00
\$ 3,580.00

TAXES: \$ 297.50

LAND: DIMENSION 33 x 137.5 = 4,538 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

A 2 st. fr. res. containing 10 rms. It is used as a parsonage in connection with the larger parcel and has had excellent maintenance.

SUMMATION APPROACH:

Rounded to

Land 4,538 s. f. @ \$7.71±
Improvements 3,431 s. f. @ 3.00

\$ 35,000 ✓
10,293 ✓
45,293

\$45,300

MARKET COMPARISON:

Sales Most Comparable None
4,538 s. f. @ \$ 9.50

\$ 43,111 ✓

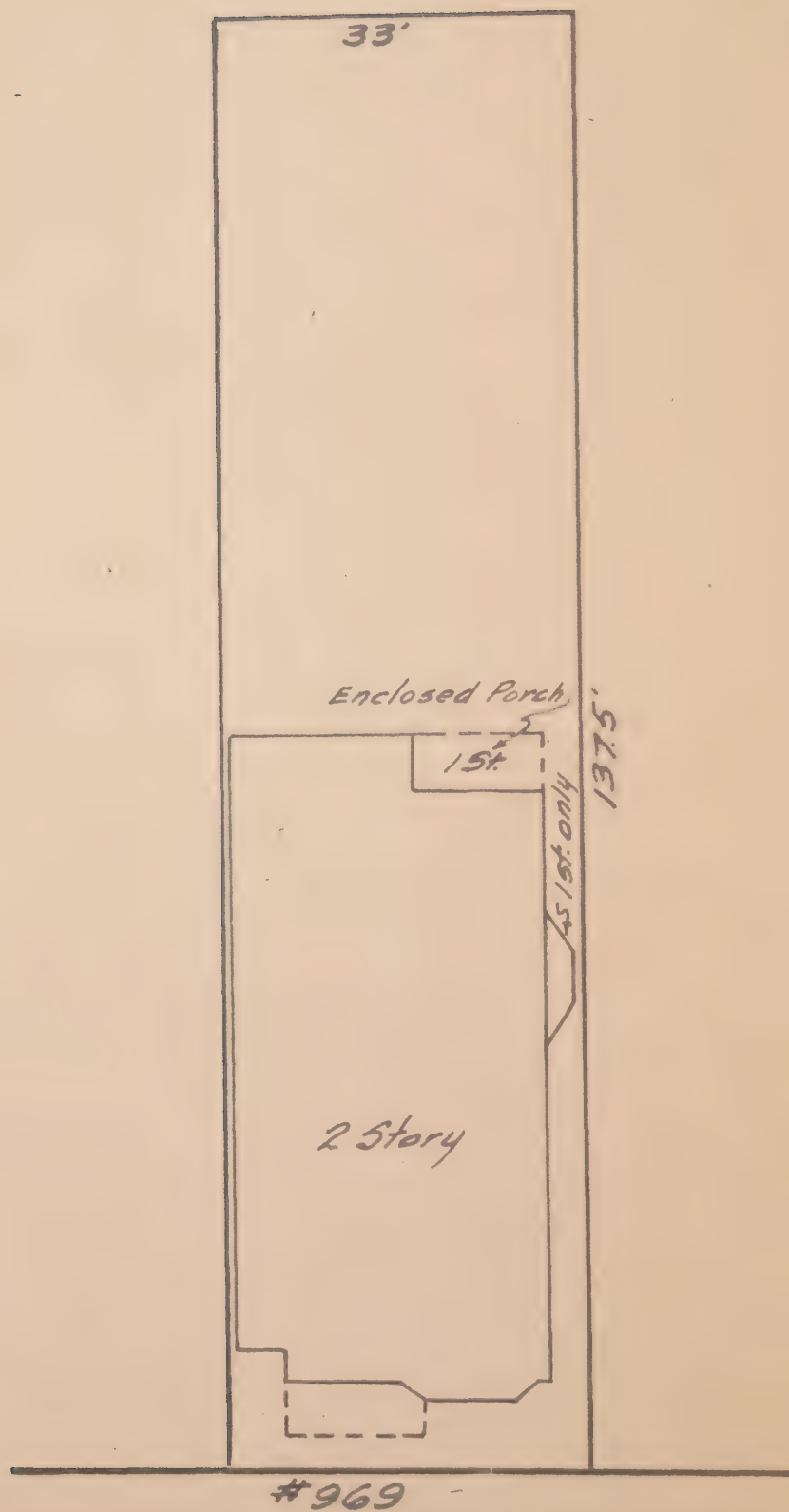
43,100

INCOME APPROACH: Not applicable

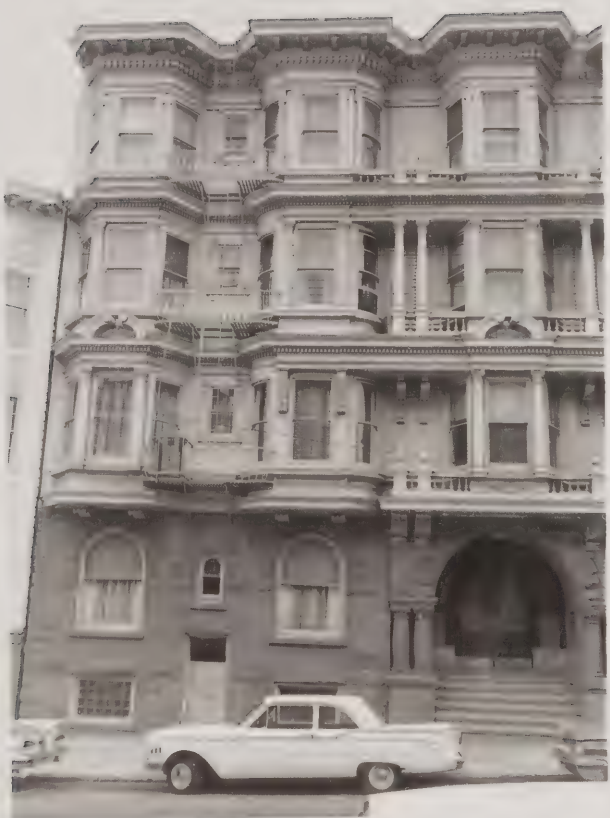
Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 35,000
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 45,000



EDDY STREET



APPRAISAL

OWNER: The Kingland Inv. Co.
PROPERTY ADDRESS: 951 Eddy Street

PARCEL NO. 744-12
DATE ACQ: 7-26-54

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 5,800.00
Imps. 17,500.00
\$ 23,300.00

TAXES: \$ 1,936.24

LAND: DIMENSION 68.75 x 137.5 = 9,453 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50

A 4 st. fr. bldg. with stg. bsmt., masonry trim and containing 26-4 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	9,453 s.f. @ \$7.62+	\$ 72,000	
Improvements	32,150 s.f. @ 2.25	72,338	
		144,338	\$144,300

MARKET COMPARISON:

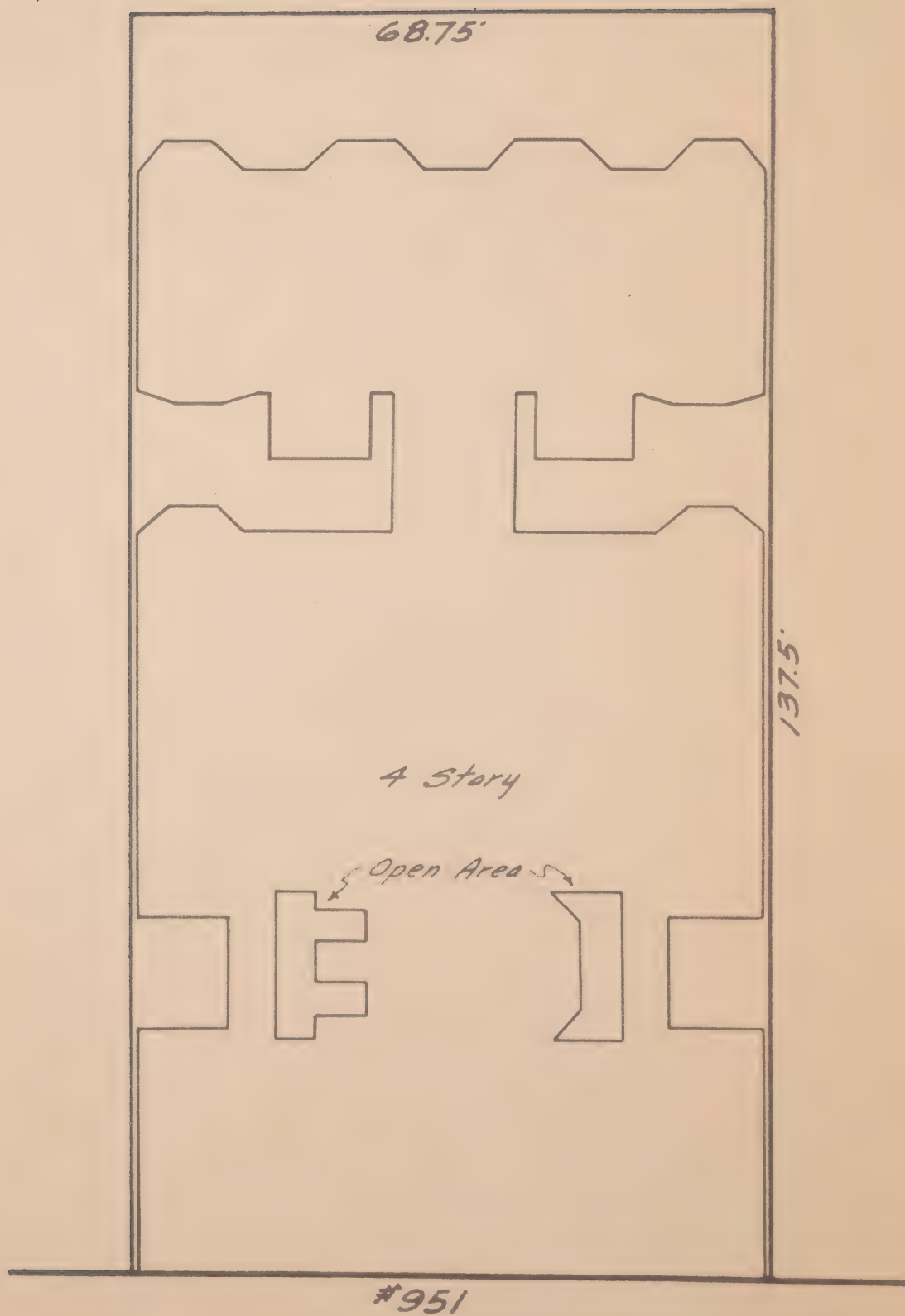
Sales Most Comparable 770-22; 771-2; 651-3D
9,453 s.f. @ \$ 15.00 \$ 141,795 141,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
26-4 rm. 67.50 ave.			1,755 x 85 = 149,175
			149,200

LAND	\$ 72,000
IMPROVEMENTS	73,000

MARKET VALUE OF PROPERTY \$ 145,000





APPRaisal

OWNER: Milton Stern, Jr. et al
PROPERTY ADDRESS: 927-31 Eddy Street

PARCEL NO. 744-14
DATE ACQ: 1-10-58

OWNER'S ADDRESS: 234 Van Ness

IRS: \$14.10
CONSID: H.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,220.00
Imps. 3,600.00
\$ 5,820.00

TAXES: \$ 483.64

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 =

A 3½ st. fr. bldg. containing 3-8 rm. flats. Very little maintenance.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$7.73+
Improvements 9,580 s.f. @ 1.00

\$ 25,500 ✓
9,580 ✓
35,080

\$35,100

MARKET COMPARISON:

Sales Most Comparable 744-16; 744-17
3,300 s.f. @ \$ 11.00

\$

36,300

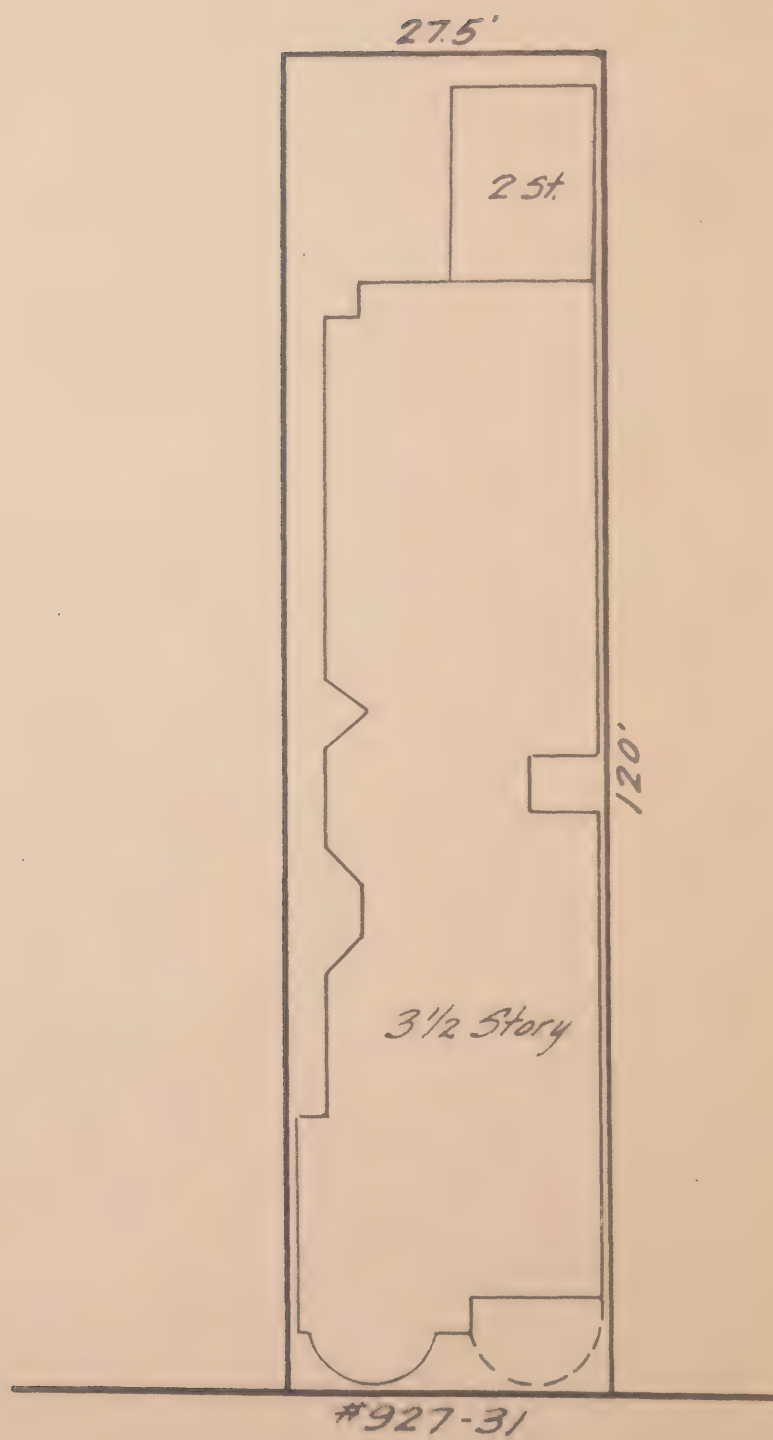
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-8 rm.	125		125
2-8 rm.	120		240
			365 x 95 =
			34,675 ✓

34,700

LAND \$ 25,500
IMPROVEMENTS 9,500

MARKET VALUE OF PROPERTY \$ 35,000



EDDY STREET



APPRaisal

41
744-15-4

OWNER: Del-Camp Inv. Co.
PROPERTY ADDRESS: 923 Eddy Street

PARCEL NO. 744-15
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS:

ZONING: R-4

PRESENT USE: Apts.

CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,220.00
Imps. 5,000.00
\$ 7,220.00

TAXES: \$ 599.98

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

A 3½ st. fr. bldg. containing 1-2 rm., 2-4 rm., 2-5 rm. and 1-8 rm. apts. Some remodeling (addition of baths) but little maintenance.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$7.73+
Improvements 9,162 s.f. @ 1.50

\$ 25,500 ✓
13,743 ✓
39,243

\$39,200

MARKET COMPARISON:

Sales Most Comparable 744-16, -17
3,300 s.f. @ \$ 11.50

\$ 37,950 ✓

38,000

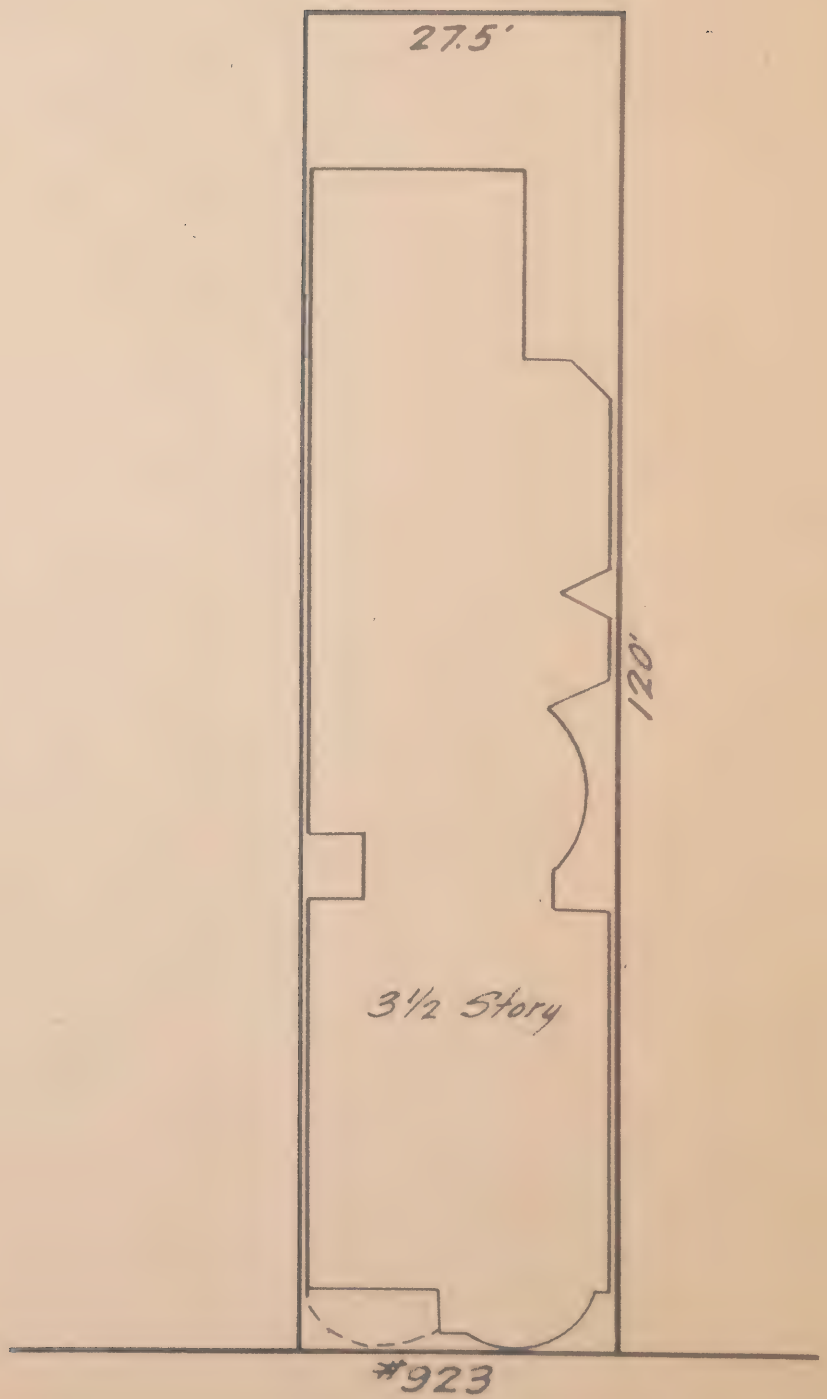
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-2 rm.	Refused	50	50
2-4 rm.	"	60	120
2-5 rm.	"	70	140
1-8 rm.	"	120	120
			430 x 95 =
			40,850 ✓

40,900

LAND \$ 25,500
IMPROVEMENTS 13,500

MARKET VALUE OF PROPERTY \$ 39,000



EDDY STREET



APPRAISAL

OWNER: Norman Winston
PROPERTY ADDRESS: 913-17 Eddy Street

PARCEL NO. 744-16
DATE ACQ: 8-19-60

OWNER'S ADDRESS: c/o Harold Kocales
1201 Plymouth
ZONING: R-4 PRESENT USE: Apts.

IRS: \$34.10
CONSID: \$31,000
BEST USE: Same

ASSESSED VALUE: Land \$ 2,220.00
Imps. 6,000.00
\$ 8,220.00

TAXES: \$ 683.08

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 =

A 3½ st. fr. bldg. containing 6-5 rm. apts. Some remodeling but little maintenance.

SUMMATION APPROACH:

Rounded to

Land 3,300 s. f. @ \$7.73+
Improvements 9,032 s. f. @ 1.50

\$ 25,500 ✓
13,548 ✓
39,048 ✓

\$39,000 ✓

MARKET COMPARISON:

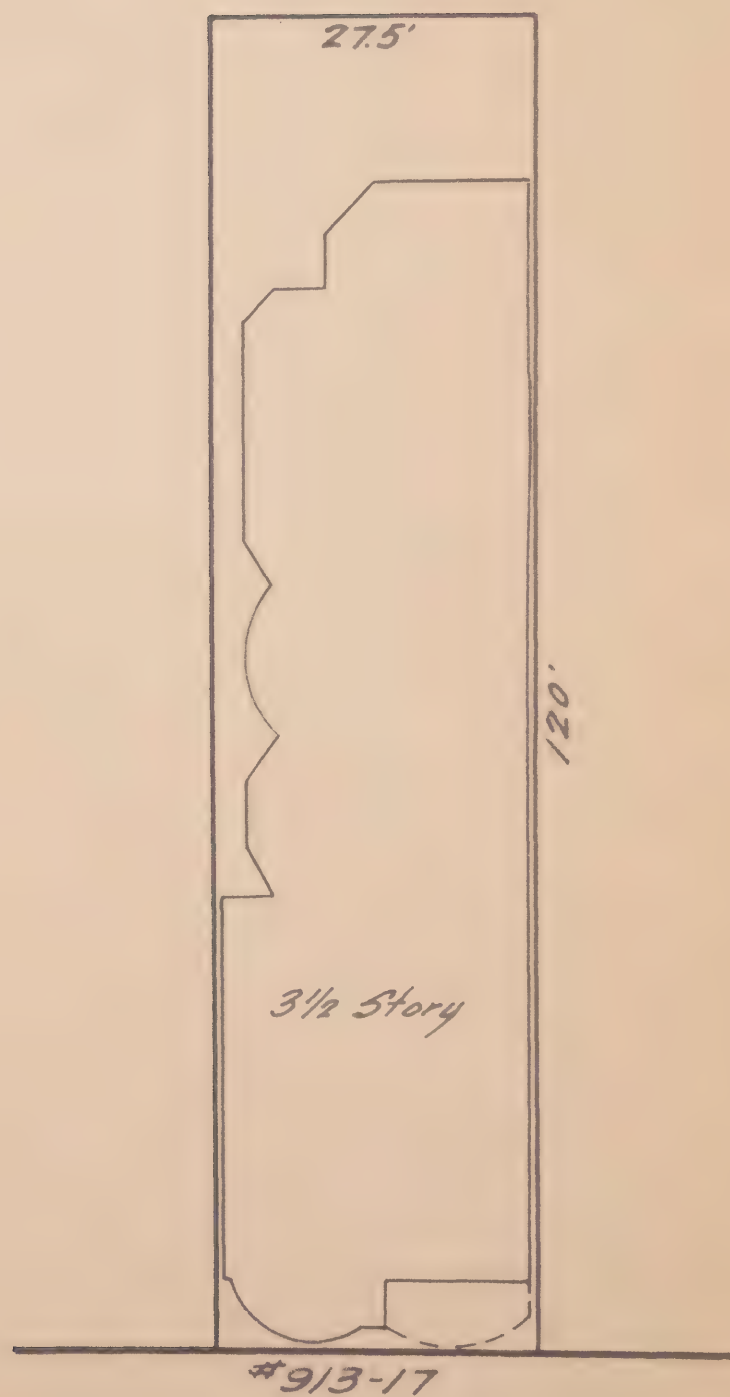
Sales Most Comparable 744-17; 744-16
3,300 s. f. @ \$ 11.00

\$ 36,300

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
6-5 rm.	65		390 x 95 = 37,050
			37,100

LAND	\$ 25,500
IMPROVEMENTS	12,000
MARKET VALUE OF PROPERTY	\$ 37,500



EDDY STREET



APPRAISAL

64
40-2

OWNER: John A. Stewart
PROPERTY ADDRESS: 907-11 Eddy Street

PARCEL NO. 744-17
DATE ACQ: 12-13-60

OWNER'S ADDRESS: 911 Eddy Street

IRS: \$1.10
CONSID: \$37,500
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,220.00
 Imps. 3,600.00
 \$ 5,820.00

TAXES: \$ 483.64

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

A 3½ st. fr. bldg. with 1-3 rm., 2-5 rm. and 1-8 rm. apt.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$7.73+	\$ 25,500 ✓	
Improvements	9,032 s.f. @ 1.50	13,548	
		<u>39,048</u>	\$39,000

MARKET COMPARISON:

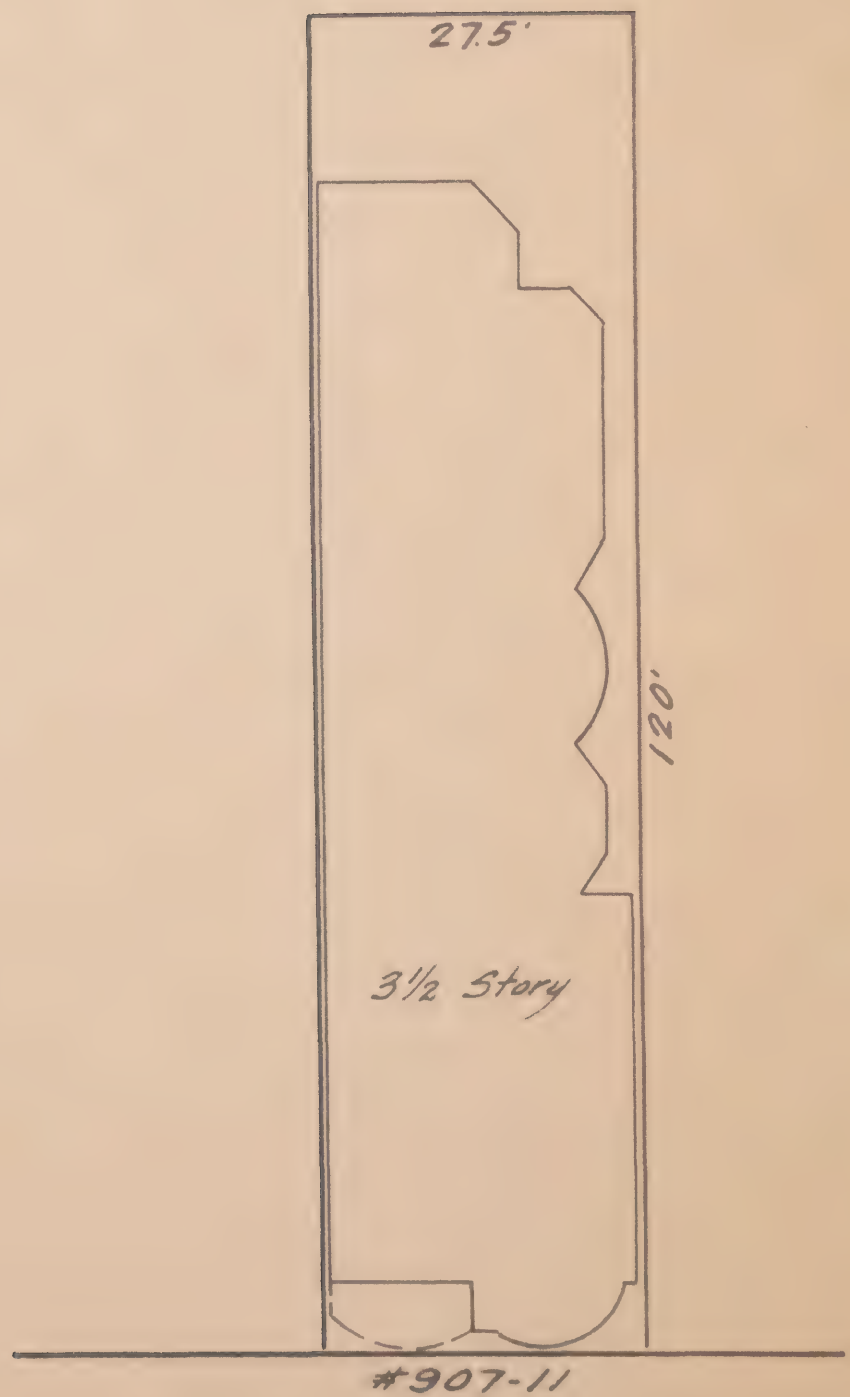
Sales Most Comparable	744-16, -17		
	3,300 s.f. @ \$ 11.00	\$	36,300 ✓

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
1-3 rm.	60		60	
2-5 rm.	70	75	150	
1-8 rm.			120	
			<u>330 x 95 =</u>	
			31,350 ✓	31,400

LAND	\$ 25,500
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 37,500



EDDY STREET

BLOCK 748

BLOCK 748

	NAME	LAND	IMPS	TOTAL
-1	Mt Zion Lthse Full Gospel Church	\$ 15,000	\$ -	\$ 15,000
-4	John I. Gromeeke	30,000	82,000	112,000
-5	Grant T. Skuse	15,000	1,500	16,500
-6	Arthur Washington	6,500	-	6,500
-6A	Susie Brooks	8,000	4,000	12,000
-7	Bruno Ghezza	14,750	10,250	25,000
-8	Adolph W. Acker	14,750	3,250	18,000
-9	Thomas Dubose	15,000	10,500	25,500
-10	Frederick C. Hock	15,000	-	15,000
-11	Leon Blum	30,000	5,500	35,500
-12,-13	City & County of S.F.	32,500	-	32,500
-14,A,D, O,D	" " " " " "	46,500	-	46,500
-15	Nicki Bei Times Co.	28,000	37,000	65,000
-16	O.D. Stewart	8,500	5,500	14,000
-16A,-24	John W. Scott	12,000	6,000	18,000
-16B	Geo. W. Grant	8,500	5,500	14,000
-16C	Joel D. Boutte	8,500	5,500	14,000
-17	Del-Camp Inv. Co.	14,000	8,500	22,500
-18	Rose Polk	9,000	9,500	18,500
-18A	Felixberto G. Montemajor	6,000	6,000	12,000
-19	Poy C. Tong	14,000	5,000	19,000
-20	John L. Young	7,500	2,000	9,500
-20A	Alice Gaspard	7,250	4,750	12,000
-21	Lee Nuge Soy	14,000	1,500	15,500
-22	New City Laundry Inc.	14,000	2,500	16,500
-23	Cornelius Young	14,000	4,500	18,500
-25	Walter G. Preddey	3,500	500	4,000
-26,-27	Arizona G. Turner	28,500	19,500	48,000
-28	Leora E. Miller	14,000	12,500	26,500
-29	Allen Getter	15,500	11,000	26,500
		\$469,750	\$264,250	\$734,000



APPRAISAL

43
N-1

OWNER: Mt. Zion Lighthse. Full Gospel Church PARCEL NO. 748-1
PROPERTY ADDRESS: 1301 Eddy DATE ACQ: 9-18-58

OWNER'S ADDRESS: 1301 Eddy

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Store/Apt.

ASSESSED VALUE: Land \$ 2,120.00
Imps. 1,000.00
\$ 3,120.00

TAXES: \$ 259.28

LAND: DIMENSION 25 x 120 = 3,000 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

2 st. fr. str. that has been damaged by fire.

SUMMATION APPROACH:

Rounded to

Land	3,000 s.f. @ \$5.00	\$	\$15,000
Improvements	No value		

MARKET COMPARISON:

Sales Most Comparable	771-1		
3,000 s.f. @ \$ 5.00		\$	15,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 15,000
IMPROVEMENTS	-

MARKET VALUE OF PROPERTY \$ 15,000

LARCH STREET

25'

BUCHANAN STREET

BUCHANAN STREET



120'

2st.

1st.

1st.

#1301

EDDY STREET



APPRAISAL

43
~~21-13~~

OWNER: John I. Gromeeko et ux
 PROPERTY ADDRESS: 1230 Turk

PARCEL NO. 748-4
 DATE ACQ: 12-11-47

OWNER'S ADDRESS: 829 Oak

IRS: No
 CONSID: N.S.
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,920.00
 Imps. 22,500.00
 \$ 25,420.00

TAXES: \$ 2,112.40

LAND: DIMENSION 51.83 x 120 = 6,220 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. with 21 apts. and stg. bsmt. with 2 garages.
 There are 3-3 rm. and 4-2 rm. units on ea. flr. 2-car
 fr. gar. adjacent to apt. bldg.

SUMMATION APPROACH:

Rounded to

Land	6,220 s.f. @ \$4.82+	\$ 30,000 ✓	
Improvements	15,798 s.f. @ 5.25	\$82,939 ✓	
Garage - frame		500	
		<u>83,439</u>	
		113,439	\$113,400

MARKET COMPARISON:

Sales Most Comparable	770-22; 1153-6		
	6,220 s.f. @ \$ 17.75	\$ 110,405 ✓	110,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
9-3 rms.	65		585	
12-4 rms.	55		660	
			<u>1245</u> x 90 =	
			112,050 ✓	112,000

LAND	\$ 30,000
IMPROVEMENTS	<u>82,000</u>

MARKET VALUE OF PROPERTY \$ 112,000

LARCH STREET

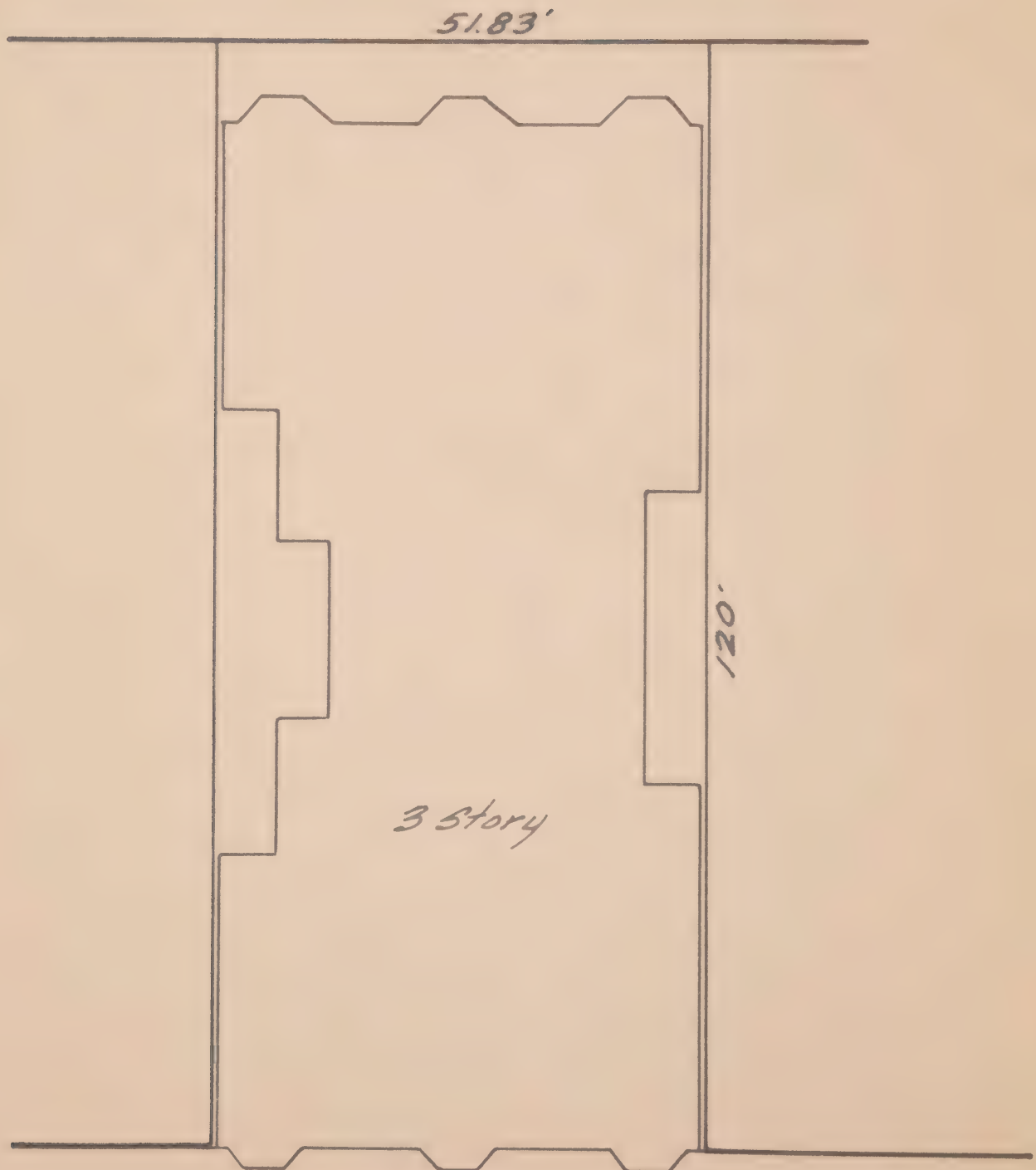
51.83'

120'

3 story

#1230

TURK STREET





APPRAISAL

43
41-20

OWNER: Grant T. Skuse et ux
PROPERTY ADDRESS: 1236-40 Turk Street

PARCEL NO. 748-5
DATE ACQ: 6-12-58

OWNER'S ADDRESS: 1240 Turk St.

ZONING: R-3

PRESENT USE: Condemned building

IRS: -
CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,600.00
Imps. 1,450.00
\$ 3,050.00

TAXES: \$ 175.34

LAND: DIMENSION 25.91 x 120 = 3,110 ✓ s.f.

IMPROVEMENTS: Condition Condemned Effective Age 70

A 3 st. fr. bldg. all boarded up with entry refused.
Apparently contains a store and 2 flats.

SUMMATION APPROACH:

Rounded to

Land 3,110 s.f. @ \$4.82+ \$ 15,000 ✓
Improvements 5,782 s.f. - sustaining use 1,500 ✓

\$16,500

MARKET COMPARISON:

Sales Most Comparable 770-17; 762-13
3,110 s.f. @ \$ 5.25

\$ 16,328 ✓ 16,300

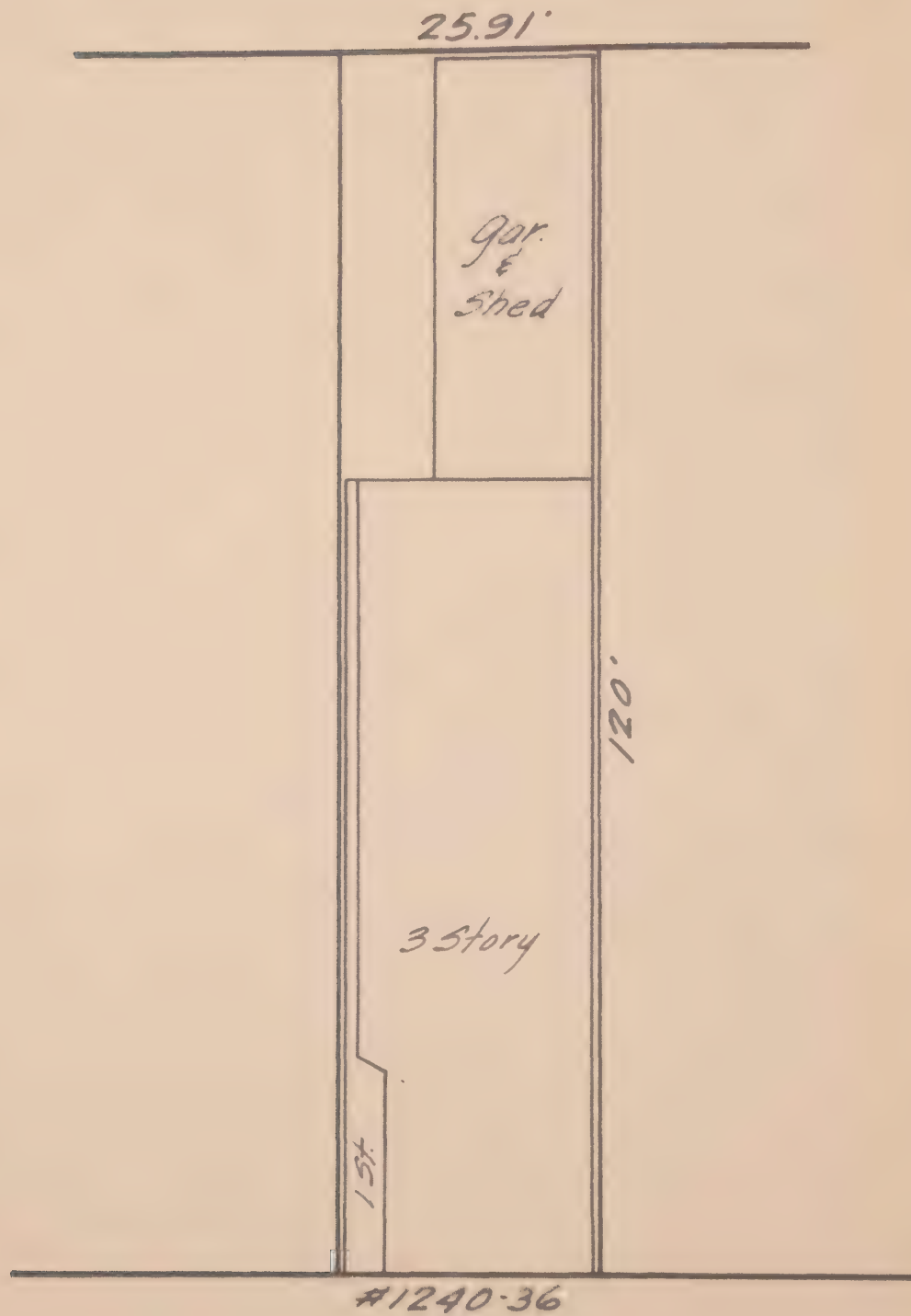
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 15,000
IMPROVEMENTS 1,500

MARKET VALUE OF PROPERTY \$ 16,500

LARCH STREET



TURK STREET



APPRaisal

43-111
~~41-20~~

OWNER: Arthur Washington et ux
 PROPERTY ADDRESS: Vacant lot on Larch St.

PARCEL NO. 748-6
 DATE ACQ:

OWNER'S ADDRESS: 2648 California

IRS: No
 CONSID: N.S.
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 610.00
 Imps. -
 \$ 610.00

TAXES: \$ 50.70

LAND: DIMENSION 25.92 x 60 = 1,555 ✓

s. f.

IMPROVEMENTS: Condition

Effective Age --

Vacant

SUMMATION APPROACH:

Rounded to

Land 1,555 s.f. @ \$4.18±
 Improvements

\$ 6,500 ✓

\$6,500

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

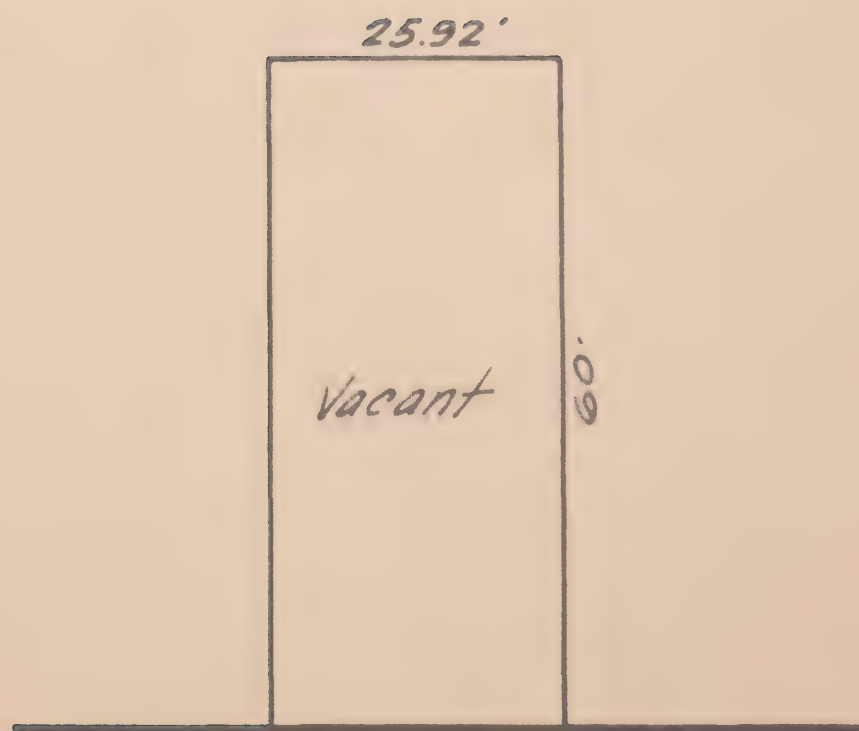
\$

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 6,500
IMPROVEMENTS	-

MARKET VALUE OF PROPERTY \$ 6,500



LARCH STREET

712-28



APPRaisal

43
41-28

OWNER: Susie Brooks et al
PROPERTY ADDRESS: 1242-44 Turk St.

PARCEL NO. 748-6A
DATE ACQ: 8-3-48

OWNER'S ADDRESS: 1244 Turk St.

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,020.00
 Imps. 1,250.00
 \$ 2,270.00

TAXES: \$ 188.64

LAND: DIMENSION 25.92 x 60 = 1,555 ✓ s.f.

IMPROVEMENTS: Condition Fair/Good Effective Age 60 ±

2 st. fr. str. with bsmt. used as church and 4 rms. ea.
on 1st and 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,555 s.f. @ \$5.14+	\$ 8,000 ✓	
Improvements	1,560 s.f. @ 2.60	4,056 ✓	
		<u>12,056</u>	\$12,100

MARKET COMPARISON:

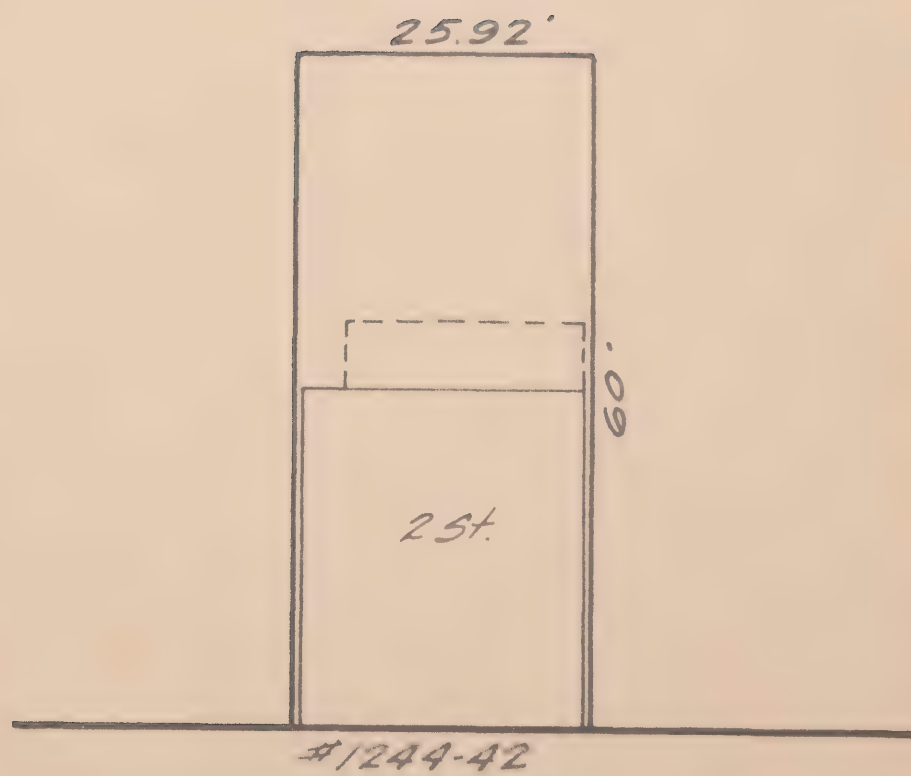
Sales Most Comparable	748-20A; 738-12A		
1,555	s.f. @ \$ 7.75	\$ 12,051 ✓	12,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-rooms.	Owner		70
4 rooms	"		70
			<u>140</u> x 85
			11,900

LAND	\$ 8,000
IMPROVEMENTS	4,000
	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 12,000



TURK STREET



APPRAISAL

43
41-22

OWNER: Bruno Ghezza et al
PROPERTY ADDRESS: 753 Larch

PARCEL NO. 748-7
DATE ACQ: 11-20-59

OWNER'S ADDRESS: c/o Ermano Gallegioni
1973 Filbert

IRS: \$6.60
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Residential

ASSESSED VALUE: Land \$ 1,590.00
Imps. 1,200.00
\$ 2,790.00

TAXES: \$ 231.84

LAND: DIMENSION 25.75 x 120 = 3,090 s.f.

IMPROVEMENTS: Condition Good Effective Age 55

2 st. fr. str. with gar. on 1st flr. and 4 rms. on 2nd flr.
Interior of bldg. has been completely remodeled and modernized.
Property contains storage shed.

SUMMATION APPROACH:

Rounded to

Land	3,090 s.f. @ \$4.77+	\$ 14,750	
Improvements	2,201 s.f. @ 5.00	\$11,005	
Shed	495 s.f. @ 2.00	990	
		11,995	
		26,745	\$26,700

MARKET COMPARISON:

Sales Most Comparable			
3,090 s.f. @ \$ 8.00	\$ 24,720	24,700	

INCOME APPROACH: Not applicable

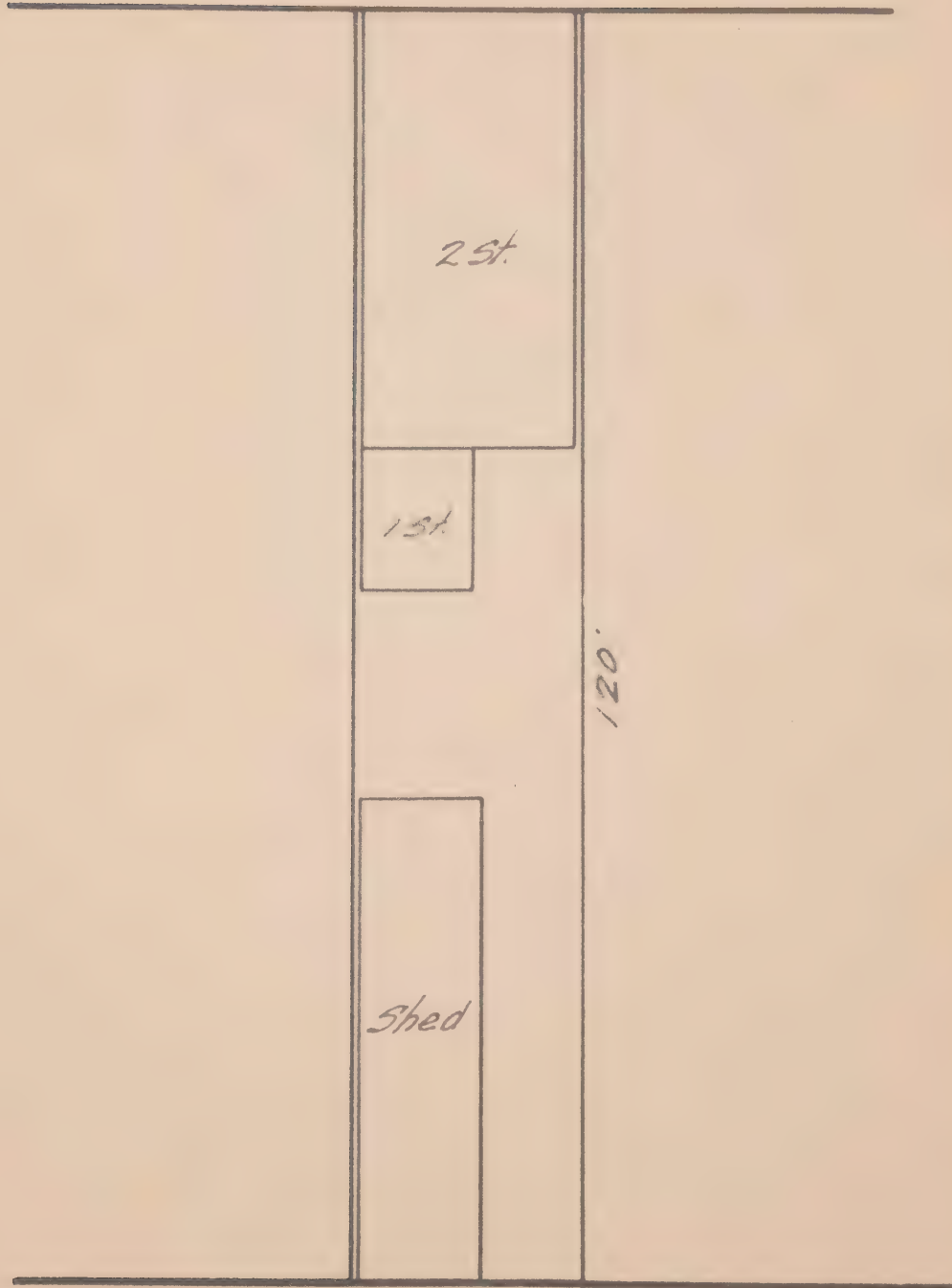
Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 14,750.00
IMPROVEMENTS	10,250.00

MARKET VALUE OF PROPERTY \$ 25,000.00

LARCH STREET

#753
25.75'



TURK STREET



APPRaisal

43
2123

OWNER: Adolph W. Acker et ux
PROPERTY ADDRESS: 1258 Turk St.

PARCEL NO. 748-8
DATE ACQ: 12-1-55

OWNER'S ADDRESS: 1258 Turk St.

IRS: \$7.70
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Res.

ASSESSED VALUE: Land \$ 1,340.00
Imps. 1,000.00
\$ 2,340.00

TAXES: \$ 115.50

LAND: DIMENSION 23.75 x 120 = 2,850 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

2 st. fr. single family dwelling with 9 rms. and 2 baths.
Bsmt. contains single garage and stg. area.

SUMMATION APPROACH:

Rounded to

Land 2,850 s.f. @ \$5.17+
Improvements 2,357 s.f. @ 1.25

\$14,750 ✓
2,946 ✓
17,696

\$17,700

MARKET COMPARISON:

Sales Most Comparable 661-14

2,850 s.f. @ \$ 6.50

\$ 18,525 ✓

18,500

INCOME APPROACH:

Not applicable

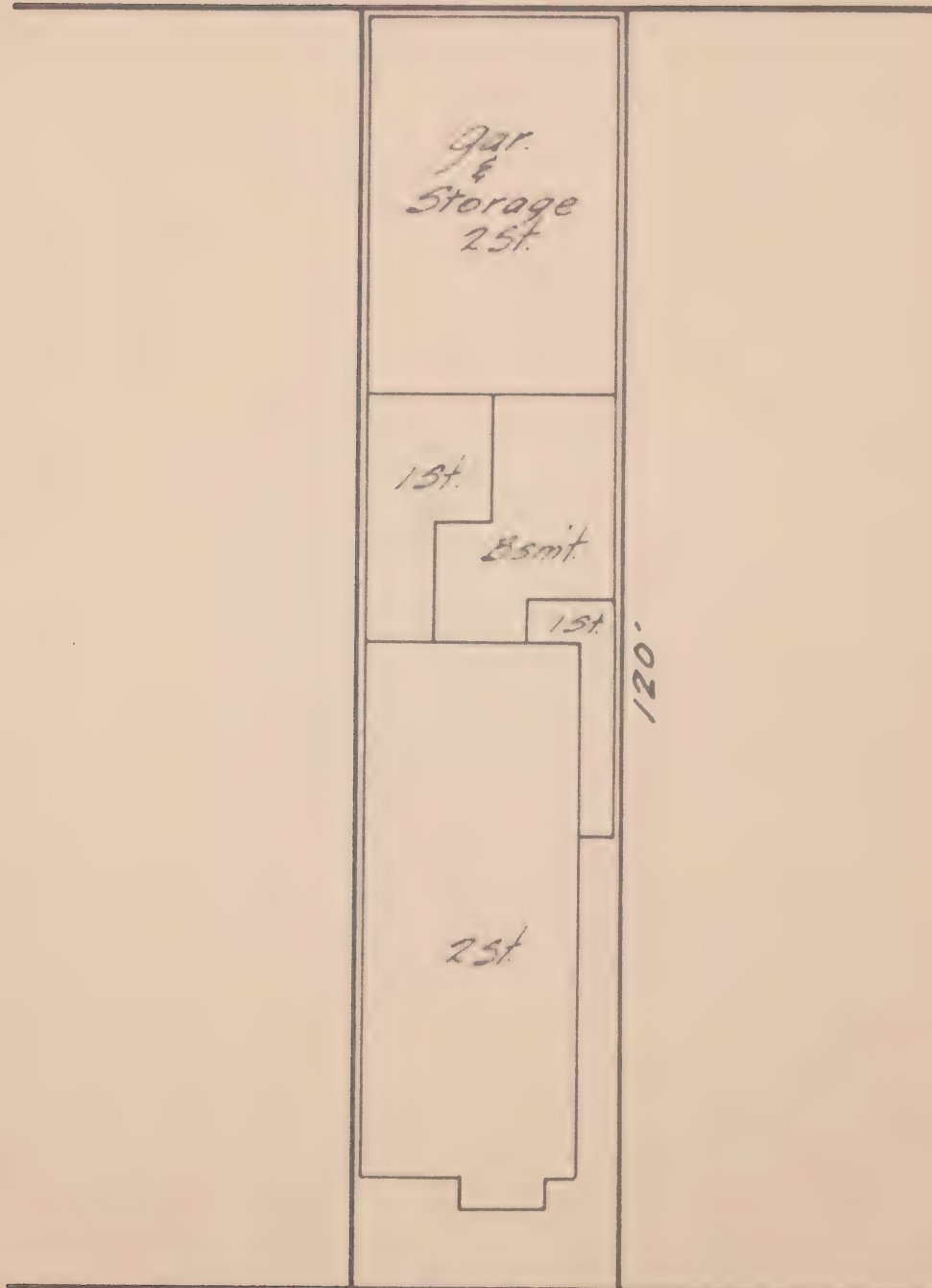
Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 14,750
IMPROVEMENTS 3,250

MARKET VALUE OF PROPERTY \$ 18,000

LARCH STREET

#755
23.75'



#1258

TURK STREET



APPRAISAL

OWNER: Thomas Dubose et ux
PROPERTY ADDRESS: 1260-64 Turk St.

PARCEL NO. 748-9
DATE ACQ: 5-7-58

OWNER'S ADDRESS: 1262 Turk St.

IRS: \$15.95
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,490.00
Imps. 2,750.00
\$ 4,240.00

TAXES: \$ 275.90

LAND: DIMENSION 26.5 x 120 = 3,180 ✓

s.f.

IMPROVEMENTS: Condition Fair/Good

Effective Age 50

3 st. fr. str. with 6 rms. on ea. flr. and bsmt. apt.

SUMMATION APPROACH:

Rounded to

Land	3,180 s.f. @ \$4.72+	\$ 15,000 ✓
Improvements	5,220 s.f. @ \$2.00	\$10,440
Garage - no value	-	-
		<u>10,440</u>
		25,440

\$25,400

MARKET COMPARISON:

Sales Most Comparable 775-10; 775-15; 775-18; 681-10
3,180 s.f. @ \$ 8.00 \$ 25,440 ✓

25,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6 rms.	90		85
6 rms.	100		85
6 rms.	90		85
Bsmt. 5 rms.	95		-
			<u>255</u> x 100
			25,500

LAND	\$ 15,000
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY \$ 25,500

LARCH STREET

26.5'

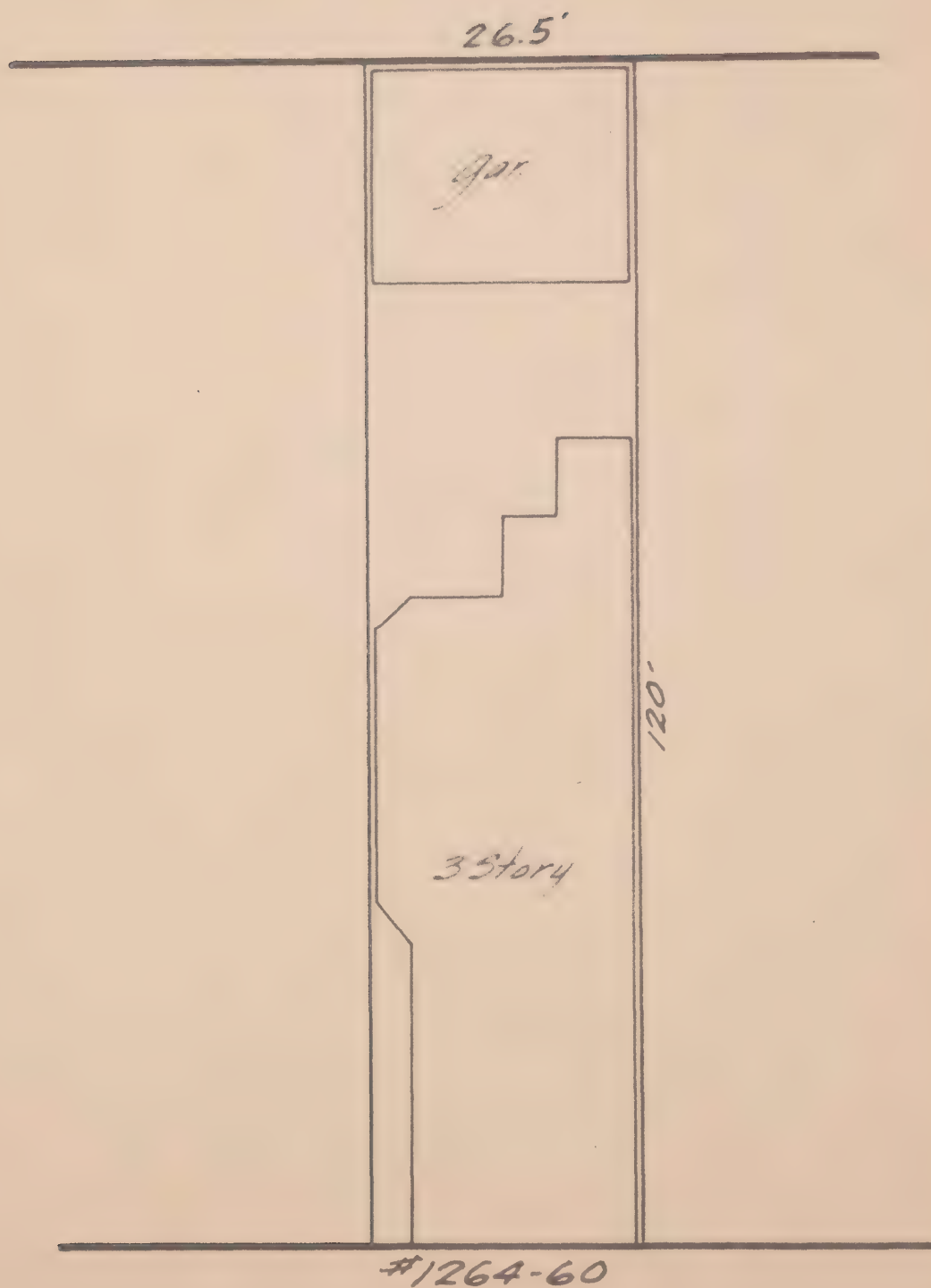
gar.

3 Story

120'

#1264-60

TURK STREET





APPRAISAL

43
N-25

OWNER: Frederick C. Hock
PROPERTY ADDRESS: Vacant lot Larch & Turk

PARCEL NO. 748-10
DATE ACQ: 2-28-58

OWNER'S ADDRESS: 801 California

IRS: -

ZONING: R-3 PRESENT USE: Vacant

CONSID: -

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,640.00
Imps. -

\$ 1,640.00

TAXES: \$ 136.28

LAND: DIMENSION 26.5 x 120 = 3,180 ✓

s. f.

IMPROVEMENTS: Condition

Effective Age

±

Vacant

SUMMATION APPROACH:

Rounded to

Land 3,180 s. f. @ \$4.72+
Improvements

\$

\$15,000 ✓

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

\$

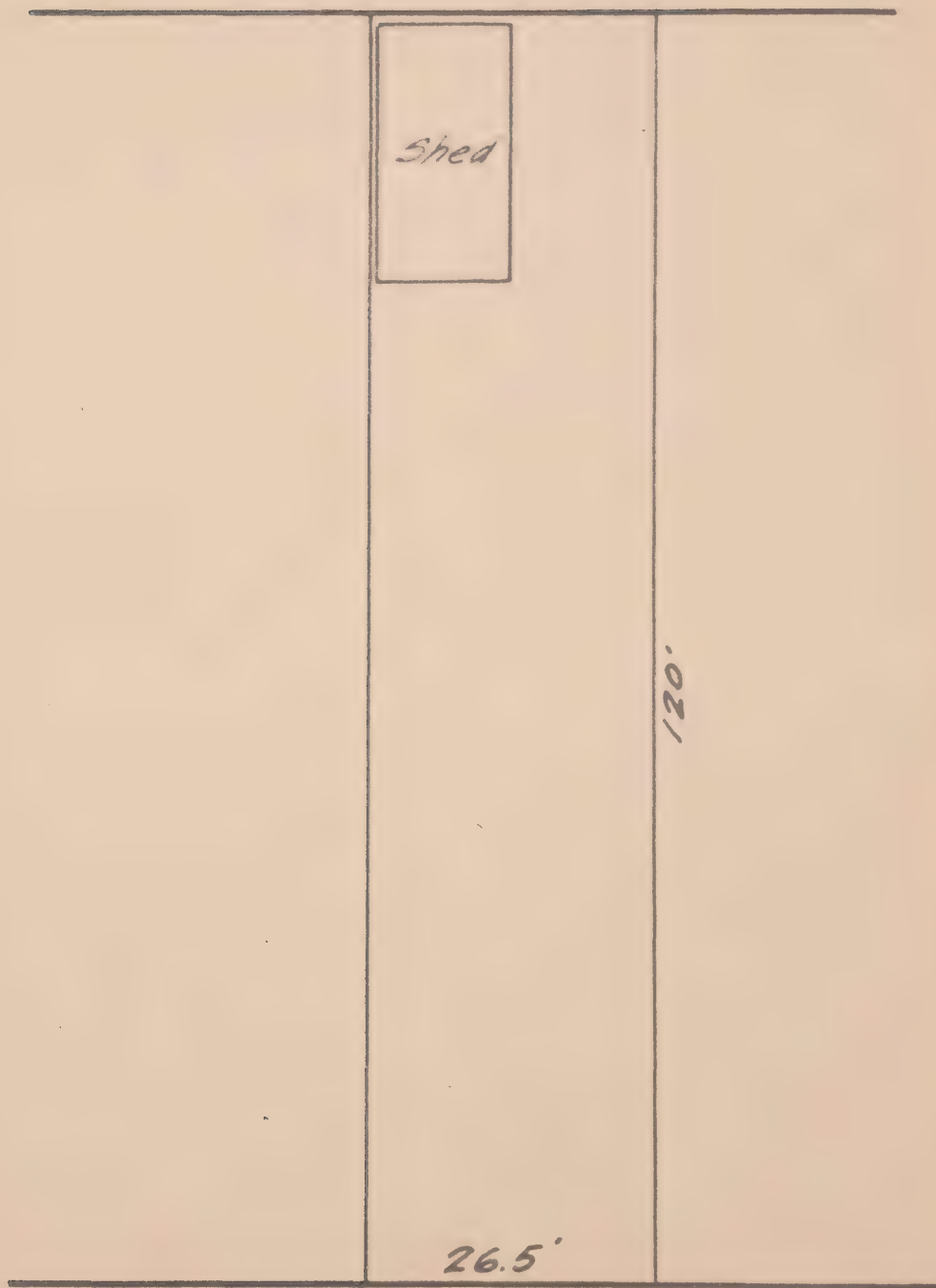
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 15,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 15,000

LARCH STREET



TURK STREET

APPRAISAL

43
41.26

OWNER: Leon Blum
PROPERTY ADDRESS: 1282-86 Turk

PARCEL NO. 748-11
DATE ACQ: 11-1-61

OWNER'S ADDRESS: 1179 Hayes

IRS: -
CONSID: Decree
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,220
Imps. 4,100
\$ 7,320

TAXES: \$ 608.30

LAND: DIMENSION 52 x 120 = 6,240 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
(1) 3 st. fr. str. with 7 rms. on ea. flr.; stg. bsmt. 3rd flr. is
rented as 2 units with tenants sharing common bath.
(2) 2 st. fr. str. with 2 units of 4 rms. ea.
(3) 2 st. fr. gar. str. with loft.
(4) 1 st. fr. store bldg.

SUMMATION APPROACH:

Rounded to

Land	6,240 s.f. @ \$4.80+	\$ 30,000	
Improvements (1)	5,592 s.f. @ \$1.00	\$5,592	
(2)	1,690 s.f. @ 1.00	1,690	
(3)	1,261 sustaining val.	150	
(4)	1,306 sustaining val.	500	
		<u>7,932</u>	
		37,932	\$37,900

MARKET COMPARISON:

Sales Most Comparable 769-17A
6,240 s.f. @ \$ 5.75 \$ 35,880 35,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(1) 7 rms.	85		85
7 rms.	85		85
7 rms.	85		85
			<u>255</u>
(2) 4 rms.	70		70
4 rms.	70		70
			<u>140</u>
			395 x 90 =
			35,550
			35,600

LAND	\$ 30,000
IMPROVEMENTS	5,500

MARKET VALUE OF PROPERTY \$ 35,500

LARCH

STREET

52'

Gar.
& Loft
2 St.

157

254.

120.

154

3 story

#/286-82

TURK

STREET



APPRAISAL

43
41-27

OWNER: City & Co. of San Francisco
PROPERTY ADDRESS: Vacant along Webster St.

PARCEL NO. 748-12, -13
DATE ACQ: 5-13-60 & 11-25-58

OWNER'S ADDRESS: City Hall, San Francisco

IRS:

ZONING: R-3

PRESENT USE: Vacant

CONSID:

BEST USE: R-3

ASSESSED VALUE: Land \$ -
Imps. \$ -
\$ -

TAXES: \$

LAND: DIMENSION 51.75 x 65.5 (12) s.f.
54.5 x 51.75 (13) = 6,210 ✓

IMPROVEMENTS: Condition

Effective Age

Vacant

SUMMATION APPROACH:

Rounded to

Land 6,210 s.f. @ \$5.23
Improvements

\$ 32,478 ✓

\$32,500

MARKET COMPARISON:

Sales Most Comparable

s.f. @ \$

\$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND
IMPROVEMENTS

\$ 32,500

MARKET VALUE OF PROPERTY \$

32,500

LARCH STREET

WEBSTER STREET

WEBSTER STREET

#1124

#1100

Vacant

120'

51.75'

#1296

TURK STREET



APPRAISAL

43
~~11-14~~

OWNER: City & Co. of San Francisco
 PROPERTY ADDRESS: Vacant along Webster St.

PARCEL NO. 748-14, A.B.C.
 DATE ACQ: D

OWNER'S ADDRESS: City Hall, San Francisco

IRS:
 CONSID:
 BEST USE: App.

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$
 Imps. \$

TAXES: \$

LAND: DIMENSION 77.50 x 120 = 9,300 ✓

s. f.

IMPROVEMENTS: Condition

Effective Age

Vacant

SUMMATION APPROACH:

Rounded to

Land 9,300 s. f. @ \$5.00 \$
 Improvements

\$46,500 ✓

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND
 IMPROVEMENTS

\$ 46,500

MARKET VALUE OF PROPERTY \$

46,500

EDDY STREET

WEBSTER STREET

77.5'

vacant

120'

LARCH STREET



APPRAISAL

43
21-13

OWNER: Nicki Bei Times Co.
PROPERTY ADDRESS: 1375-77 Eddy

PARCEL NO. 748-15
DATE ACQ: 11-19-52

OWNER'S ADDRESS: Box 3098, San Francisco

IRS: \$41.25

ZONING: R-3

PRESENT USE: Printing Plant BEST USE: Same

CONSID: N.S.

ASSESSED VALUE: Land \$ 3,190.00
Imps. 6,500.00
\$ 9,690.00

TAXES: \$ 805.24

LAND: DIMENSION 51.5 x 120 = 6,180 ✓

s.f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. brick str. with 6 rms. on the 1st flr. and 4 rms. on the 2nd flr. The entire bldg. is used as a newspaper office and printing plant.

SUMMATION APPROACH:

Rounded to

Land	6,180 s.f. @ \$4.53+	\$ 28,000	
Improvements	12,360 s.f. @ 3.00	37,080	
		<u>65,080</u>	\$65,100

MARKET COMPARISON:

Sales Most Comparable	767-10		
	6,180 s.f. @ \$ 10.50	\$ 64,890 ✓	64,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire Bldg. owner occupied			650 x 100
			65,000

The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present in-place value of property is \$78,850.

LAND	\$ 28,000
IMPROVEMENTS	<u>37,000</u>

MARKET VALUE OF PROPERTY \$ 65,000

PARCEL NO.: 748-15

EQUIPMENT

Nichi Bei Times - 1375 Eddy St.

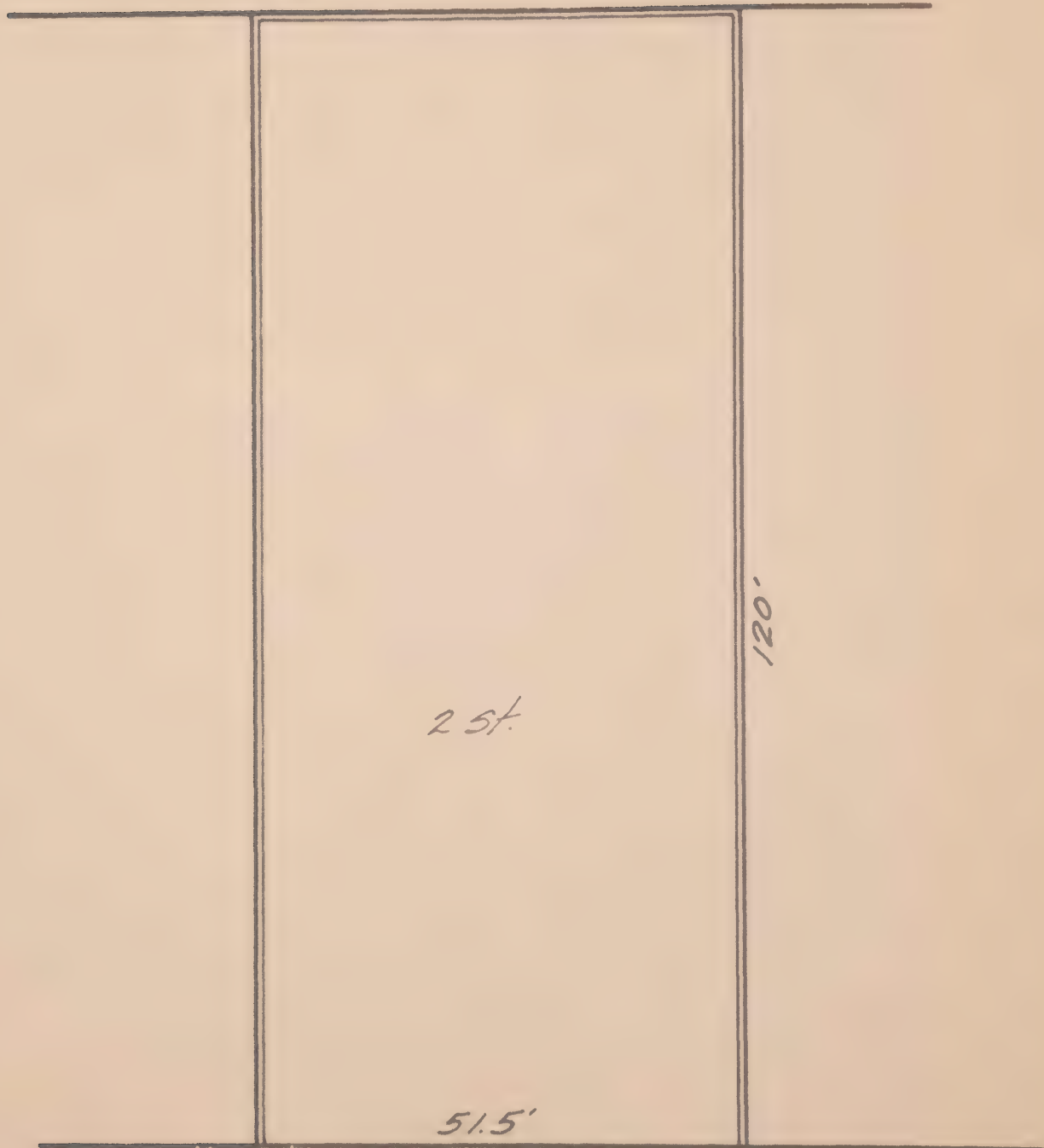
Item of newspaper printing and job shop equipment:

Gross 12 page rotary press w/ stereotype equipment, 2
linotype, typecaster, stereotype press, proving equip-
ment, saw=trimmer, 4 job presses, offset press, shear,
drill, electric wiring, magazines, mats and related
equipment. \$78,850.00

Note: This plant involves removal of many cases
containing precast word characters of the
Japanese language, 1,200 word forms.
Est. moving & handling costs are \$ 4,500.00

LARCH

STREET



EDDY

STREET



APPRAISAL

42
41-12

OWNER: O. D. Stewart
PROPERTY ADDRESS: 1365-69 Eddy

PARCEL NO. 748-16
DATE ACQ: 1-10-49

OWNER'S ADDRESS: 2479 Sutter

IRS: \$11.55
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 950.00
Imps. 1,100.00
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION 19.53 x 92.5 = 1,807 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 50

2 st. fr. str. with 5 rms. on the 1st flr. and 6 rms. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,807 s.f. @ \$4.70+	\$ 8,500	
Improvements	4,410 s.f. @ \$1.25	5,512	
		<u>14,012</u>	\$14,000

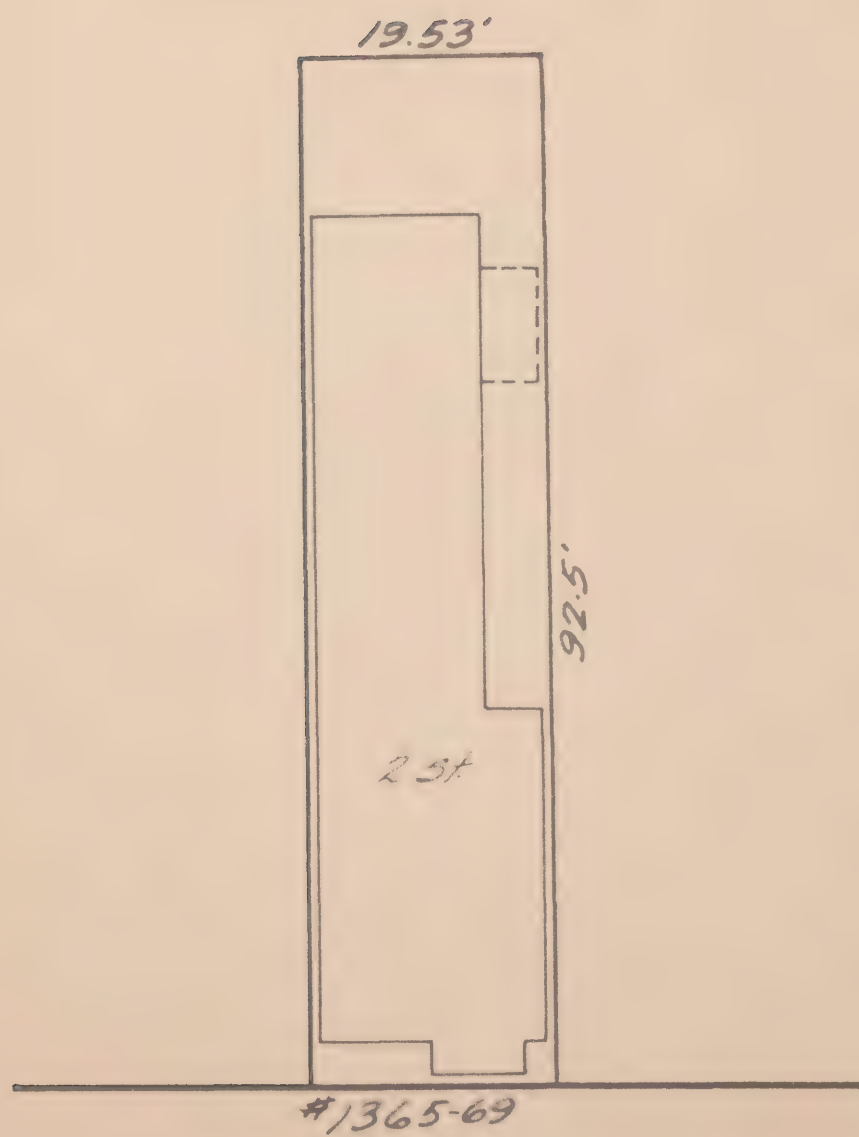
MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A
1,807 s.f. @ \$ 8.00 \$ 14,456 ✓ 14,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 rms.	80		65	
6 rms.	80		70	
			<u>135</u> x 100	13,500

LAND	\$ 8,500
IMPROVEMENTS	<u>5,500</u>
MARKET VALUE OF PROPERTY	\$ 14,000



EDDY STREET



APPRAISAL

43
N-10

OWNER: Geo. W. Grant et ux
PROPERTY ADDRESS: 1357-59 Eddy

PARCEL NO. 248-16B
DATE ACQ: 7-30-48

OWNER'S ADDRESS: 1357 Eddy

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 930.00
Imps. 1,100.00
\$ 2,030.00

TAXES: \$ 168.70

LAND: DIMENSION 19.10 x 92.5 = 1,767 / s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

2 st. fr. str. with 5 rms. on 1st flr. and 6 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,767 s.f. @ \$4.81±	\$ 8,500	
Improvements	4,410 s.f. @ 1.25	5,513	
		<u>14,013</u>	\$14,000

MARKET COMPARISON:

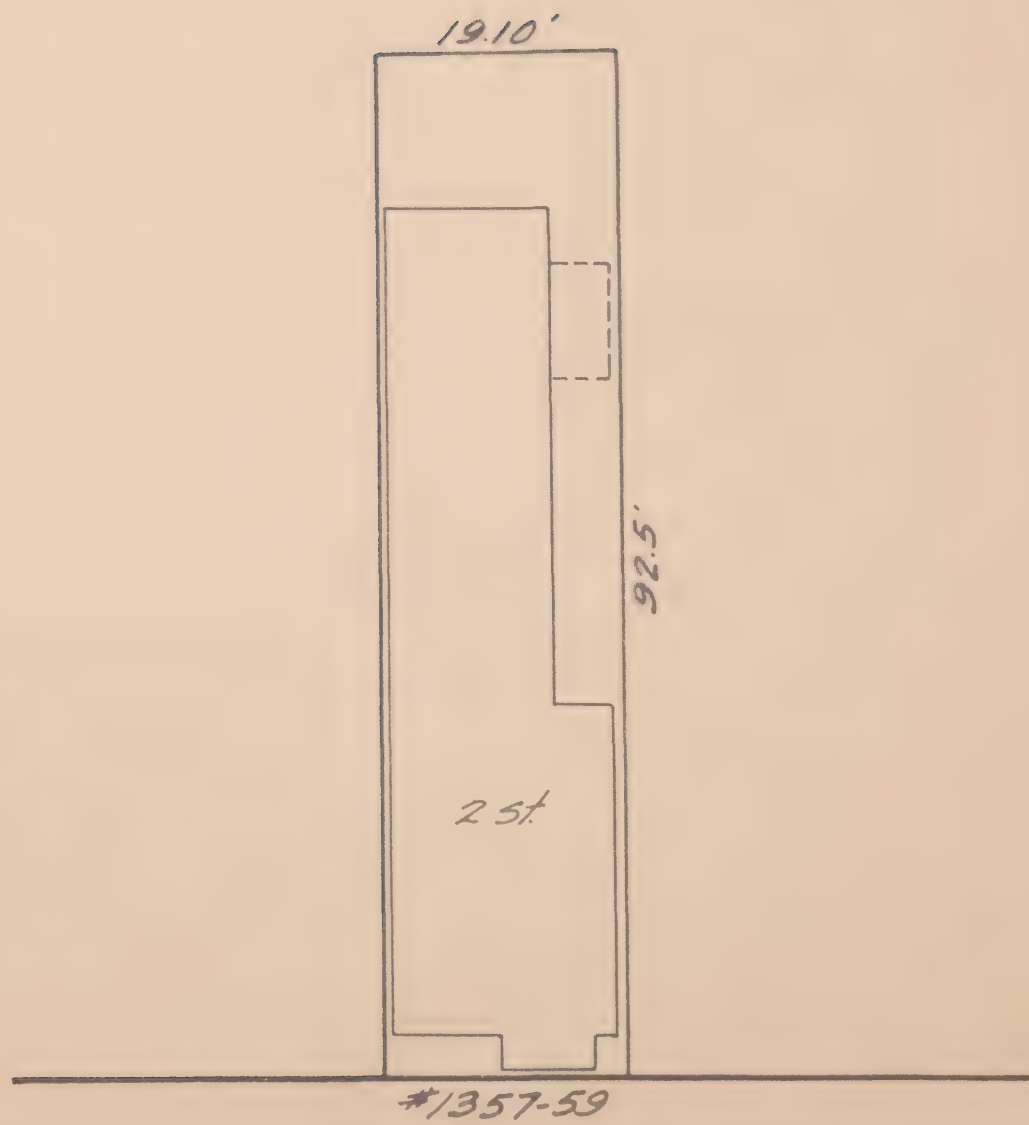
Sales Most Comparable	661-2; 661-2A		
	1,767 s.f. @ \$ 8.00	\$ 14,136 ✓	14,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 rms.	40		65	
6 rms.	60		70	
			<u>135</u> x 100	13,500

LAND	\$ 8,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 14,000



EDDY

STREET



APPRAISAL

HOLMES 1962

43-9

OWNER: Joel D. Bonte et al
PROPERTY ADDRESS 1353-55 Eddy

PARCEL NO. 748-16C
DATE ACQ: 8-13-48

OWNER'S ADDRESS: 1353 Eddy

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE Land \$ 950.00
Imps. 1,100.00
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION 19.49 x 92.5 = 1,803

IMPROVEMENTS: Condition Poor

Effective Age 50

2 st. fr. str. with 5 rms. on 1st flr. and 6 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,803 s.f. @ 54.71+
Improvements 4,410 s.f. @ 1.25

\$ 8,500
5,513
14,013

\$14,000

MARKET COMPARISON:

Sales Most Comparable 661-21, 661-2A, 663-21
1,803 s.f. @ \$ 8.00

\$ 14,424

14,400

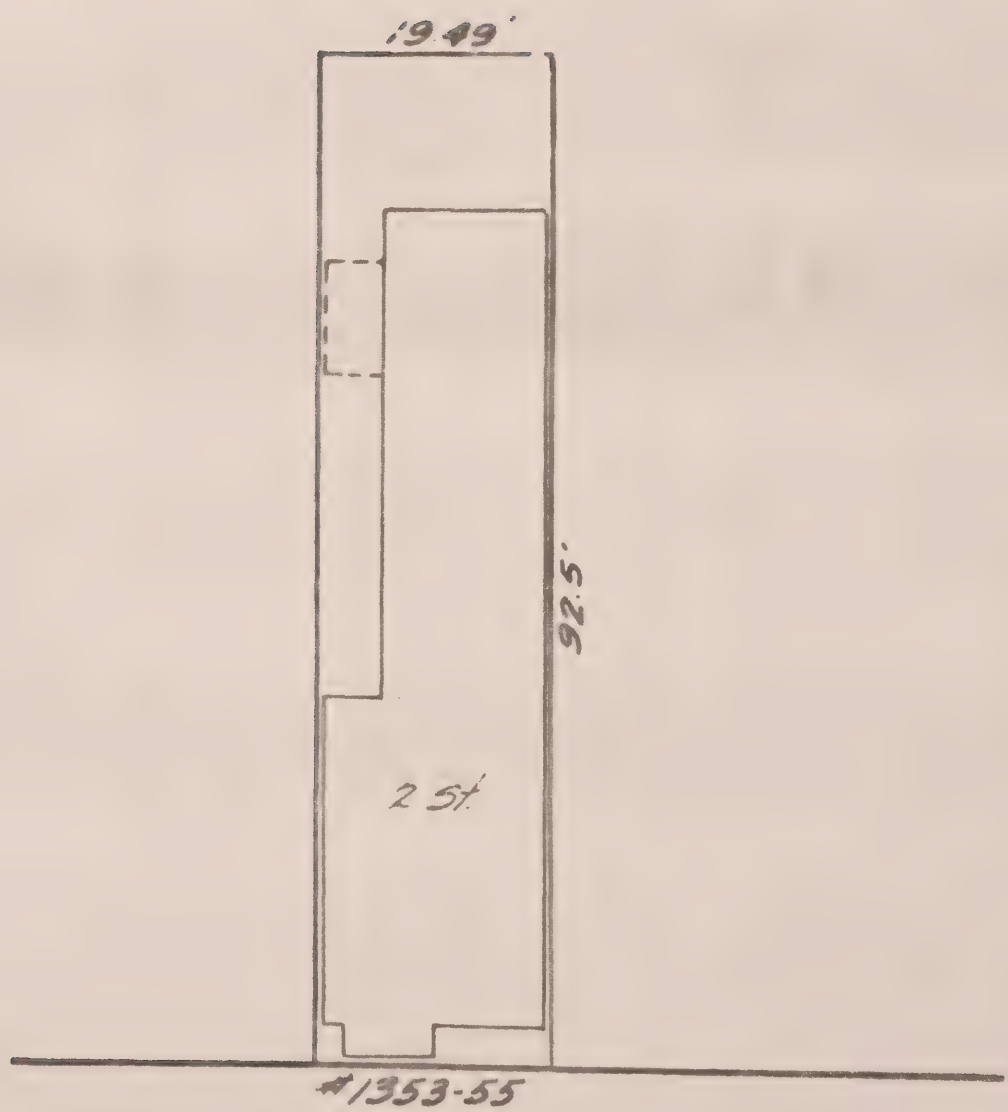
INCOME APPROACH

Units	Actual	For	Total Monthly
6 rms.	60		70
5 rms.	Owner		65
			135 x 100
			13,500

LAND
IMPROVEMENTS

\$ 8,500
5,500

MARKET VALUE OF PROPERTY \$ 14,000



EDDY

STREET



APPRAISAL

43
41-1

OWNER: Del-Camp Inv. Co.
PROPERTY ADDRESS: 1345-49 Eddy

PARCEL NO. 740-17
DATE ACQ: 5-25-56

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,460.00
Imps. 3,000.00
\$ 4,460.00

TAXES: \$ 370.62

LAND: DIMENSION 25.91 x 120 = 3,110 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 60

3 st. fr. str. with stg. bsmt., 6 rms. on 1st flr., 7 rms. ea.
on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,110 s.f. @ \$4.50+	\$ 14,000 ✓	
Improvements	4,488 s.f. @ 2.00	8,976 ✓	
		<u>22,976</u>	\$23,000

MARKET COMPARISON:

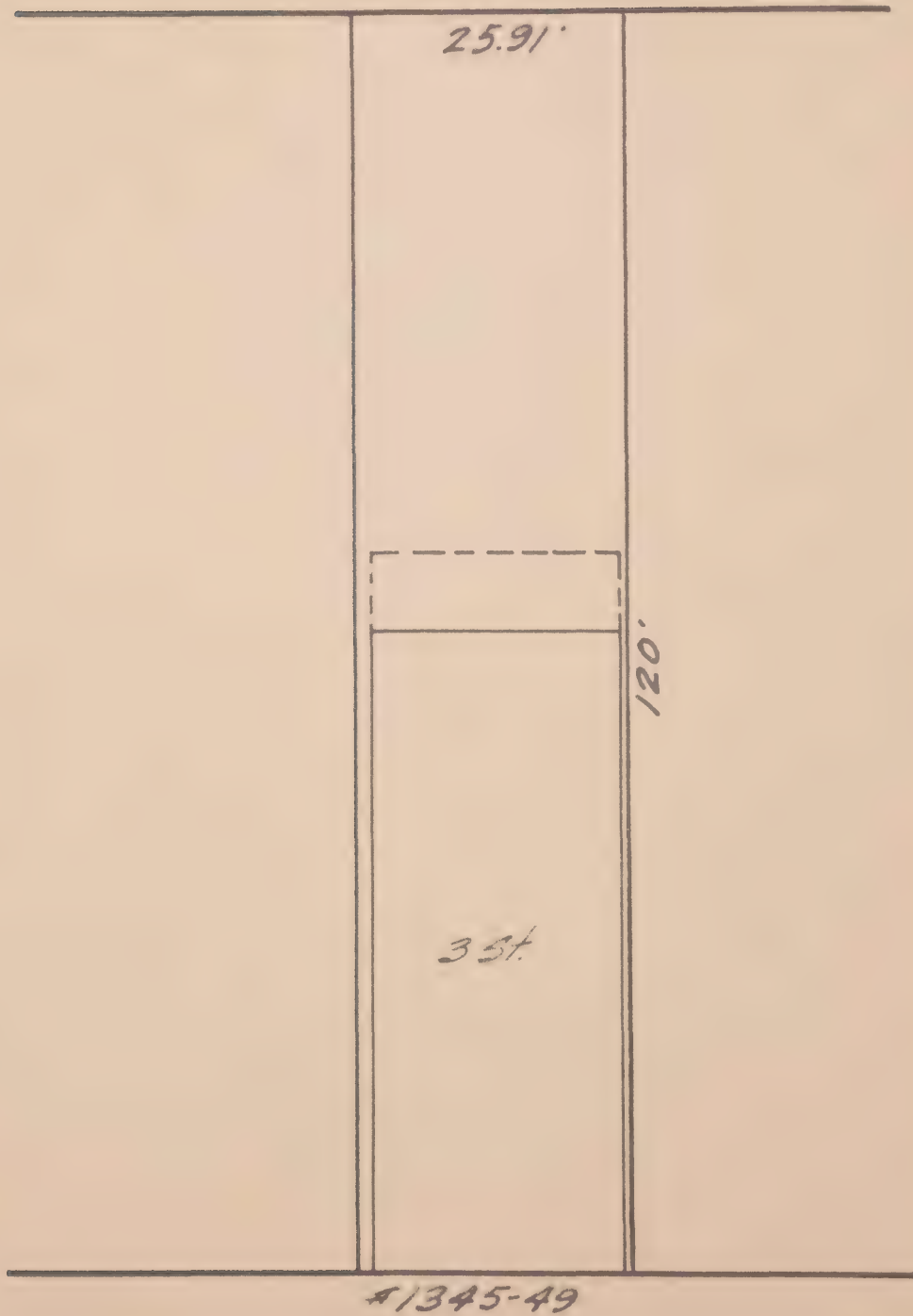
Sales Most Comparable	681-10; 775-10;		
	3,110 s.f. @ \$ 7.25	\$ 22,547 ✓	22,500

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
6 rms.	80		75	
7 rms.	75		80	
7 rms.	75		80	
			<u>235</u> x 95 =	
			22,325 ✓	22,300

LAND	\$ 14,000
IMPROVEMENTS	<u>8,500</u>
MARKET VALUE OF PROPERTY	\$ 22,500

LARCH STREET



EDDY STREET



APPRAISAL

43
4X-1

OWNER: Rose Polk
PROPERTY ADDRESS: 1339-43 Eddy

PARCEL NO. 748-18
DATE ACQ: 10-19-49

OWNER'S ADDRESS: 1343 Eddy

IRS: No
CONSID: N.S.
BEST USE: Flats

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,150.00
 Impe. 3,200.00
 \$ 4,350.00

TAXES: \$ 361.48

LAND: DIMENSION 26 x 72.16 = 1,876 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

3 st. fr. str. with stg. bsmt., 4 rms. on 1st flr. and 6 rms. ea. on 2nd and 3rd flrs. 2nd and 3rd flrs. rented out in 3 rms. units.

SUMMATION APPROACH:

Rounded to

Land	1,876 s.f. @ \$4.80+	\$ 9,000	
Improvements	4,488 s.f. @ 2.25	10,098	
		19,098	\$19,100

MARKET COMPARISON:

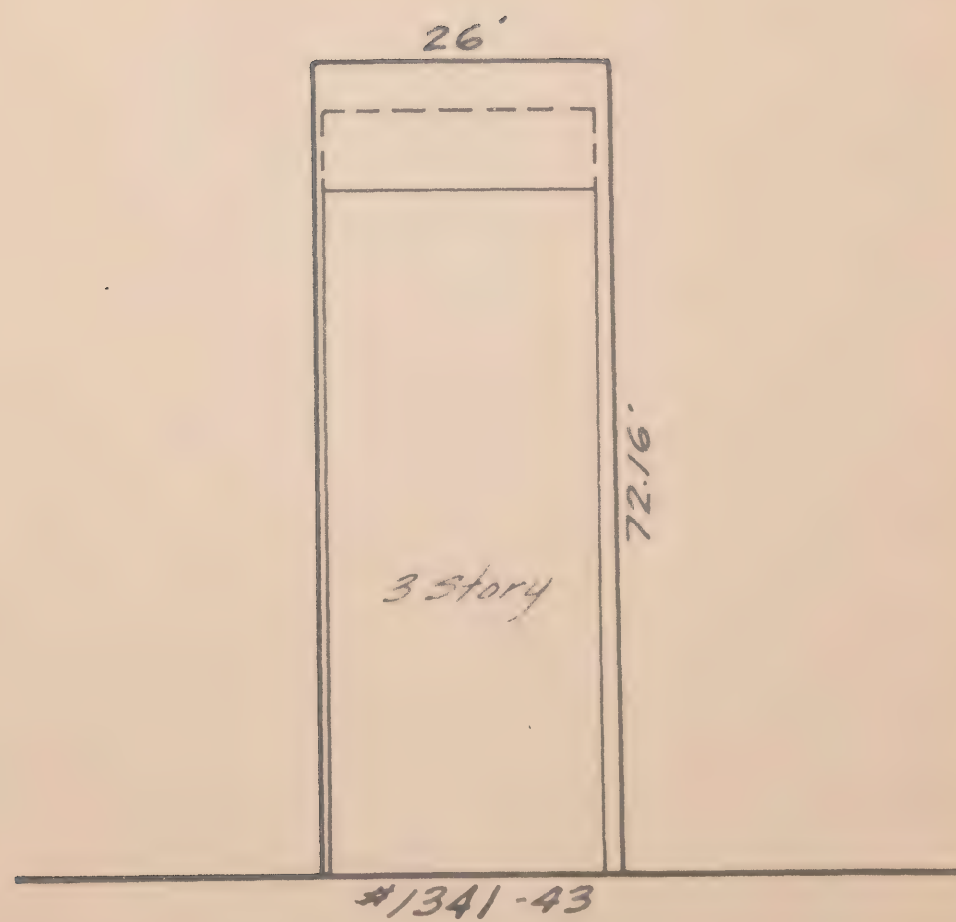
Sales Most Comparable 687-17A
1,876 s.f. @ \$9.75 \$ 18,291 18,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4 rms.	Owner		65	
6 rms.	105		80	
6 rms.	105		80	
			225 x 80	18,000

LAND	\$ 9,000
IMPROVEMENTS	9,500

MARKET VALUE OF PROPERTY \$ 18,500



EDDY

STREET



APPRAISAL

43
41-16

OWNER: Felixberto G. Montemajor et ux
PROPERTY ADDRESS: 736-38 Larch

PARCEL NO. 748-18A
DATE ACQ: 6-24-54

OWNER'S ADDRESS: 544 Alvarado

IRS: \$1.10
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 530.00
Imps. 1,500.00
\$ 2,030.00

TAXES: \$ 108.44

LAND: DIMENSION 26 x 47.83 = 1,244 s.f.

IMPROVEMENTS: Condition Fair-Poor Effective Age 50 ±

2 st. fr. str. with 4 rms. on 1st flr. and 5 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,244 s.f. @ \$4.82+	\$ 6,000
Improvements	2,022 s.f. @ 3.00	6,066
		<u>12,066</u>

\$12,100

MARKET COMPARISON:

Sales Most Comparable 748-20A
1,244 s.f. @ \$ 9.50

\$ 11,818

11,800

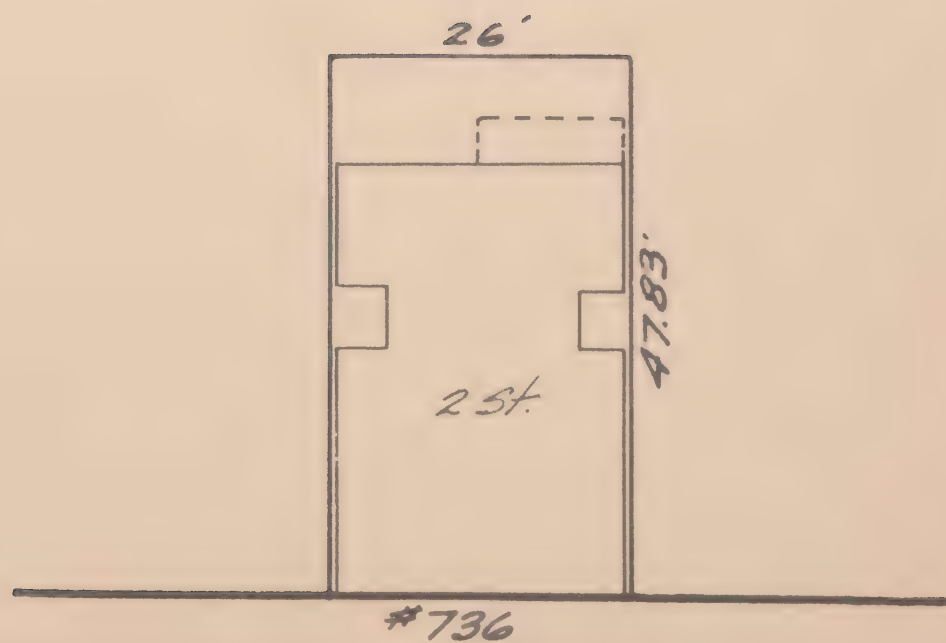
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4 rms.	45		55
5 rms.	60		65
			<u>120</u> x 100

12,000 ✓

LAND	\$ 6,000
IMPROVEMENTS	<u>6,000</u>

MARKET VALUE OF PROPERTY \$ 12,000



LARCH STREET



APPRAISAL

43
X1-6

OWNER: Poy C. Tong et ux
PROPERTY ADDRESS: 1333-39 Eddy

PARCEL NO. 748-19
DATE ACQ: 3-17-50

OWNER'S ADDRESS: 1620 Mason

IRS:

ZONING: R-3

PRESENT USE: Store/Flat

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,600.00
Imps. 2,750.00
\$ 4,350.00

TAXES: \$ 361.48

LAND: DIMENSION 25.83 x 120 = 3,100

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

2 st. fr. str. with laundry on the 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 3,100 s.f. @ \$4.52+
Improvements 5,139 s.f. @ 1.00

\$ 14,000
5,139
19,139

\$19,100

MARKET COMPARISON:

Sales Most Comparable None
3,100 s.f. @ \$ 6.00

\$ 18,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

Entire Bldg. 195

195 x 95 =
18,525

18,500

The following machinery is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$38,300.

LAND	\$ 14,000
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$ 19,000

APPRAISAL

436

OWNER: Poy C. Tong et ux
PROPERTY ADDRESS: 1333-39 Eddy

PARCEL NO. 748-19
DATE ACQ: 3-17-50

OWNER'S ADDRESS: 1620 Mason

IRS:

ZONING: R-3

PRESENT USE: Store/Flat

CONSID: N.S.
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,600.00
Imps. 2,750.00
\$ 4,350.00

TAXES: \$ 361.48

LAND: DIMENSION 25.83 x 120 = 3,100

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 +

2 st. fr. str. with laundry on the 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,100 s.f. @ \$4.52+	\$ 14,000	
Improvements	5,139 s.f. @ 1.00	5,139	
		<u>19,139</u>	\$19,100

MARKET COMPARISON:

Sales Most Comparable	None		
3,100	s.f. @ \$ 6.00	\$	18,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire Bldg. 195			195 x 95 = 18,525
			18,500

The following machinery is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$38,300.

LAND	\$ 14,000
IMPROVEMENTS	5,000
	<u>19,000</u>

MARKET VALUE OF PROPERTY \$ 19,000

PARCEL NO: 748-19

EQUIPMENT

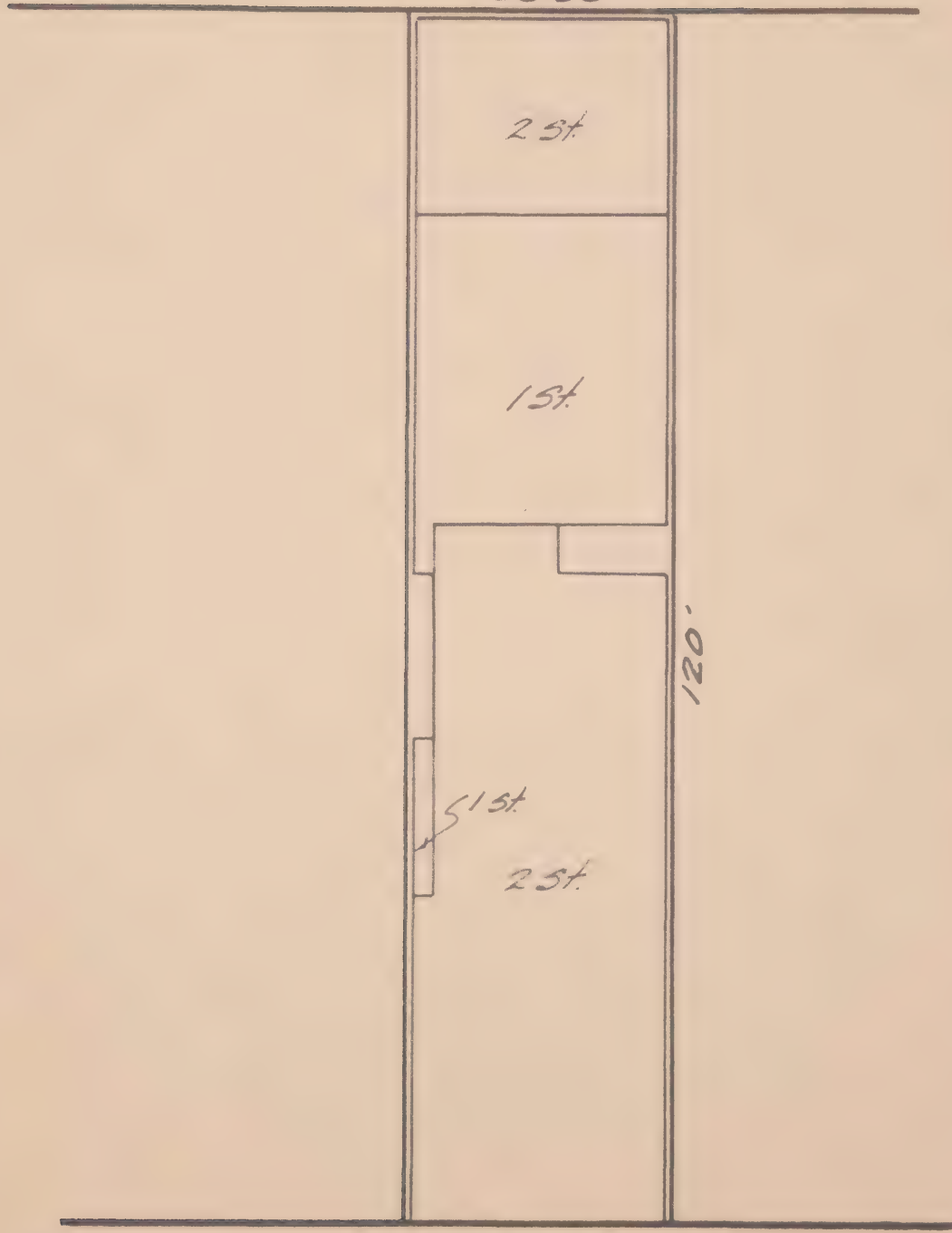
New Canton Laundry - 1333 Eddy Street

Item of laundry equipment:

3 washers, 2 extractors, 3 dryers, boiler equipment, flat
work ironer, 2 shirt units, 1 press unit, 2 air equipment,
tying machine, marking equipment, steam lines, electric
wiring and related equipment . . . \$38,300

LARCH STREET

#732
25.83'



#1333-39

EDDY STREET



APPRAISAL

43
21-5

OWNER: John L. Young et ux
PROPERTY ADDRESS: 1327 Eddy

PARCEL NO. 748-20
DATE ACQ: 2-14-59

OWNER'S ADDRESS: 1327 Eddy

IRS: \$9.35
CONSID: \$8,500 Ind.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,020.00
Imps. 700.00
\$ 1,720.00

TAXES: \$ 83.10

LAND: DIMENSION 25.92 x 60 = 1,555

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

2 st. fr. str. with 6 rms.

SUMMATION APPROACH:

Rounded to

Land 1,555 s.f. @ \$4.82+
Improvements 1,030 s.f. @ 2.00

\$ 7,500 ✓
2,060 ✓
9,560

\$9,600

MARKET COMPARISON:

Sales Most Comparable 748-20A
1,555 s.f. @ \$ 6.00

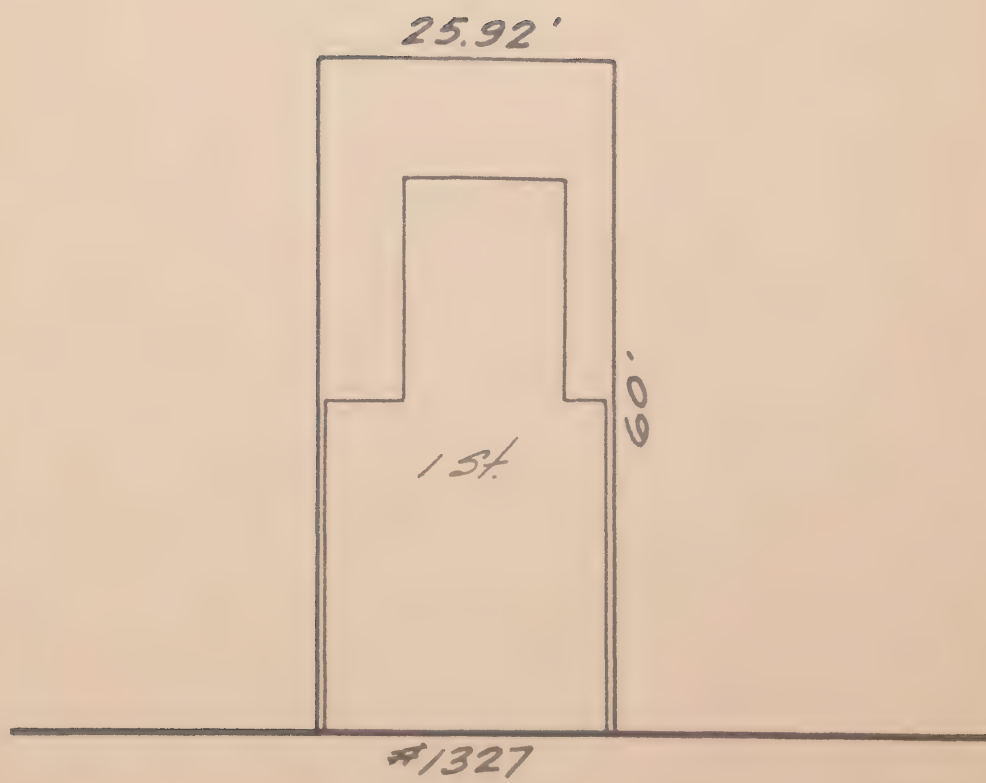
\$ 9,330 ✓

9,300

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 7,500
IMPROVEMENTS	2,000
MARKET VALUE OF PROPERTY	\$ 9,500



EDDY

STREET



APPRAISAL

43
~~11-17~~

OWNER: Alice Gaspard
 PROPERTY ADDRESS: 726-28 Larch

PARCEL NO. 748-20A
 DATE ACQ: 9-27-61

OWNER'S ADDRESS: 887 Golden Gate

IRS: \$10.50
 CONSID: \$10,000
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 610.00
 Imps. 800.00
 \$ 1,410.00

TAXES: \$ 117.18

LAND: DIMENSION 25.92 x 60 = 1,555 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

2 st. fr. str. with 4 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 1,555 s.f. @ \$4.66+
 Improvements 1,860 s.f. @ 2.50

\$ 7,250 ✓
 4,650 ✓
 11,900

\$11,900

MARKET COMPARISON:

Sales Most Comparable 748-20
 1,555 s.f. @ \$ 7.50

\$ 11,663 ✓

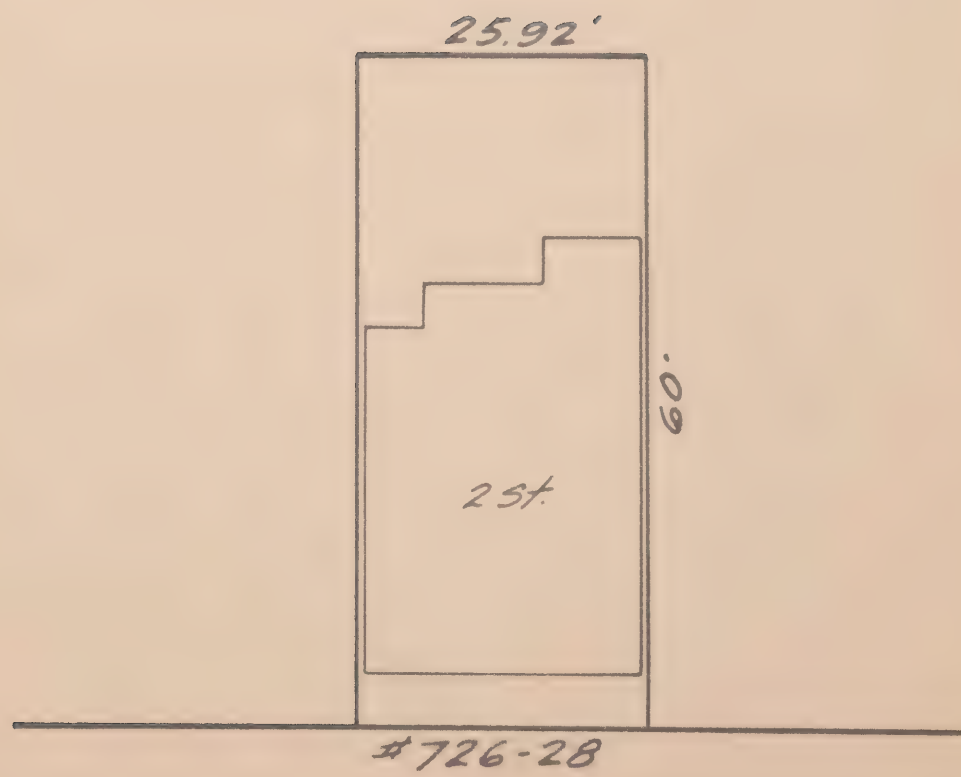
11,700

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
4 rms.	65		70	
4 rms.	65		70	
			140 x 90	12,600

LAND \$ 7,250
 IMPROVEMENTS 4,750

MARKET VALUE OF PROPERTY \$ 12,000



LARCH STREET



APPRAISAL

43
~~1~~ - 4

OWNER: Lee Nuge Soy et al
 PROPERTY ADDRESS: 1319-21 Eddy

PARCEL NO. 748-21
 DATE ACQ: 10-4-56

OWNER'S ADDRESS: 1315 Eddy

IRS: \$6.60
 CONSID: N.S.
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,600.00
 Imps. 1,500.00
 \$ 3,100.00

TAXES: \$ 257.62

LAND: DIMENSION 25.92 x 120 = 3,110 ✓

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr. str. with 4 rms. on 1st flr. and 5 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,110 s.f. @ \$4.50+	\$ 14,000 ✓	
Improvements	1,644 s.f. @ 1.00	1,644 ✓	
		<u>15,644</u>	\$15,600

MARKET COMPARISON:

Sales Most Comparable 661-2; 679-8
 3,110 s.f. @ \$ 5.00

\$ 15,550

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4 rms.	60		65	
5 rms.	65		70	
			<u>135</u> x 110 =	
			14,850 ✓	14,900

LAND	\$ 14,000
IMPROVEMENTS	<u>1,500</u>

MARKET VALUE OF PROPERTY \$ 15,500

LARCH STREET

7/8-20

25.92'

120'

2nd only

25'

#1319-21

EDDY STREET



APPRAISAL

43
41-3

OWNER: New City Laundry, Inc.
PROPERTY ADDRESS: 1315-17 Eddy

PARCEL NO. 748-22
DATE ACQ: 12-31-59

OWNER'S ADDRESS: 1315 Eddy

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Store/Flat

ASSESSED VALUE: Land \$ 1,600.00
Imps. 1,150.00
\$ 2,750.00

TAXES: \$ 228.52

LAND: DIMENSION 25.83 x 120 = 3,100 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 +

1 and 2 st. fr. str. with laundry on the 1st flr. and 1-5 rm. flat on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,100 s.f. @ \$4.52+	\$ 14,000	
Improvements	2,490 s.f. @ 1.00	2,490	
		<u>16,490</u>	\$16,500

MARKET COMPARISON:

Sales Most Comparable	None		
	3,100 s.f. @ \$ 5.30	\$ 16,430 ✓	16,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire Bldg. owner occupied			200 x 80 16,000

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$44,400.

LAND	\$ 14,000
IMPROVEMENTS	<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 16,500

PARCEL NO: 748-22

EQUIPMENT

New City Laundry - 1315 Eddy St.

Item of laundry equipment:

4 washers, 2 extractors, 2 dryers, boiler equipment, flat
work ironer, 2 shirt units, 1 press unit, air equipment,
tying machine, marking equipment, steam lines, electric
wiring and related equipment . . . \$44,400

LARCH STREET

#712-14

25.83'

Bsmt
only

1st

120'

2nd

#1315-17

EDDY STREET



APPRAISAL

A3
41-15

OWNER: Walter G. Preddey et al
PROPERTY ADDRESS: Garage on Larch St.

PARCEL NO. 748-25
DATE ACQ: 10-20-60

OWNER'S ADDRESS: 187 Golden Gate

IRS: \$3.30
CONSID: \$3,000
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 505.00
 Imps. 500.00
 \$ 1,005.00

TAXES: \$ 83.52

LAND: DIMENSION 38.63 x 27.5 = 1,062 s.f. ✓

IMPROVEMENTS: Condition Poor

Effective Age 40 ±

Small frame garage.

SUMMATION APPROACH:

Rounded to

Land	1,062 s.f. @ \$3.30±	\$ 3,500 ✓	
Improvements	792 s.f. - lump sum	500	
		<u>4,000</u>	\$4,000

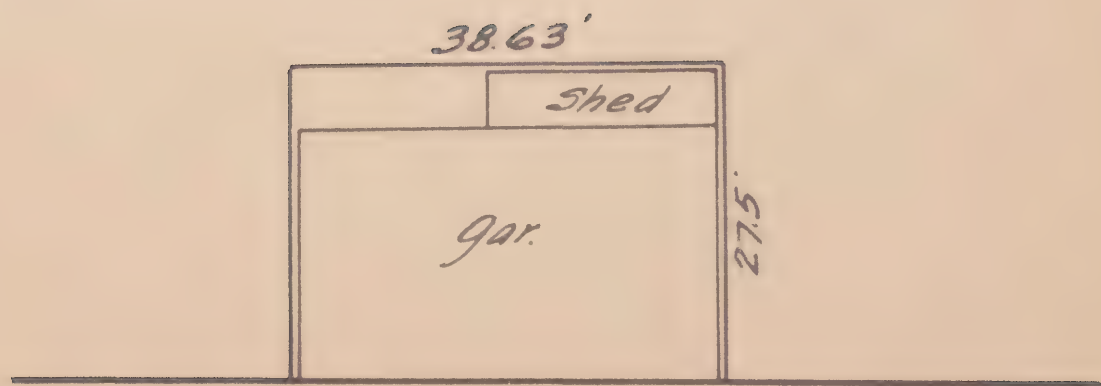
MARKET COMPARISON:

Sales Most Comparable	748-25		
	1,062 s.f. @ \$ 3.67±	\$ 3,898 ✓	3,900

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 3,500
IMPROVEMENTS	<u>500</u>
MARKET VALUE OF PROPERTY	\$ 4,000



LARCH STREET



APPRAISAL

43
~~41-18~~

OWNER: Arizona G. Turner
PROPERTY ADDRESS: 1219-23 Buchanan (26)
1213-17 Buchanan (27)
OWNER'S ADDRESS: Unknown

PARCEL NO. 748-26,-27
DATE ACQ: 12-15-60

IRS: \$11.00
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,175.00
Imps. 3,400.00
\$ 5,575.00

TAXES: \$ 463.28

LAND: DIMENSION 30 x 102.58 = 6,154 ✓
30 x 102.58

s.f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±

(26) 3 st. fr. str. with stg. bsmt., and 6 rms. on ea. flr.

(27) 3 st. fr. str. with stg. bsmt., and 6 rms. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 6,154 s.f. @ \$4.63± \$28,500 ✓
Improvements

(26) 6,062 s.f. @ \$1.75 \$10,608

(27) 5,334 s.f. @ 1.75 9,334 ✓

19,942
48,442

\$48,400

MARKET COMPARISON:

Sales Most Comparable 687-25; 673-2

6,154 s.f. @ \$ 7.75

\$ 47,693 ✓

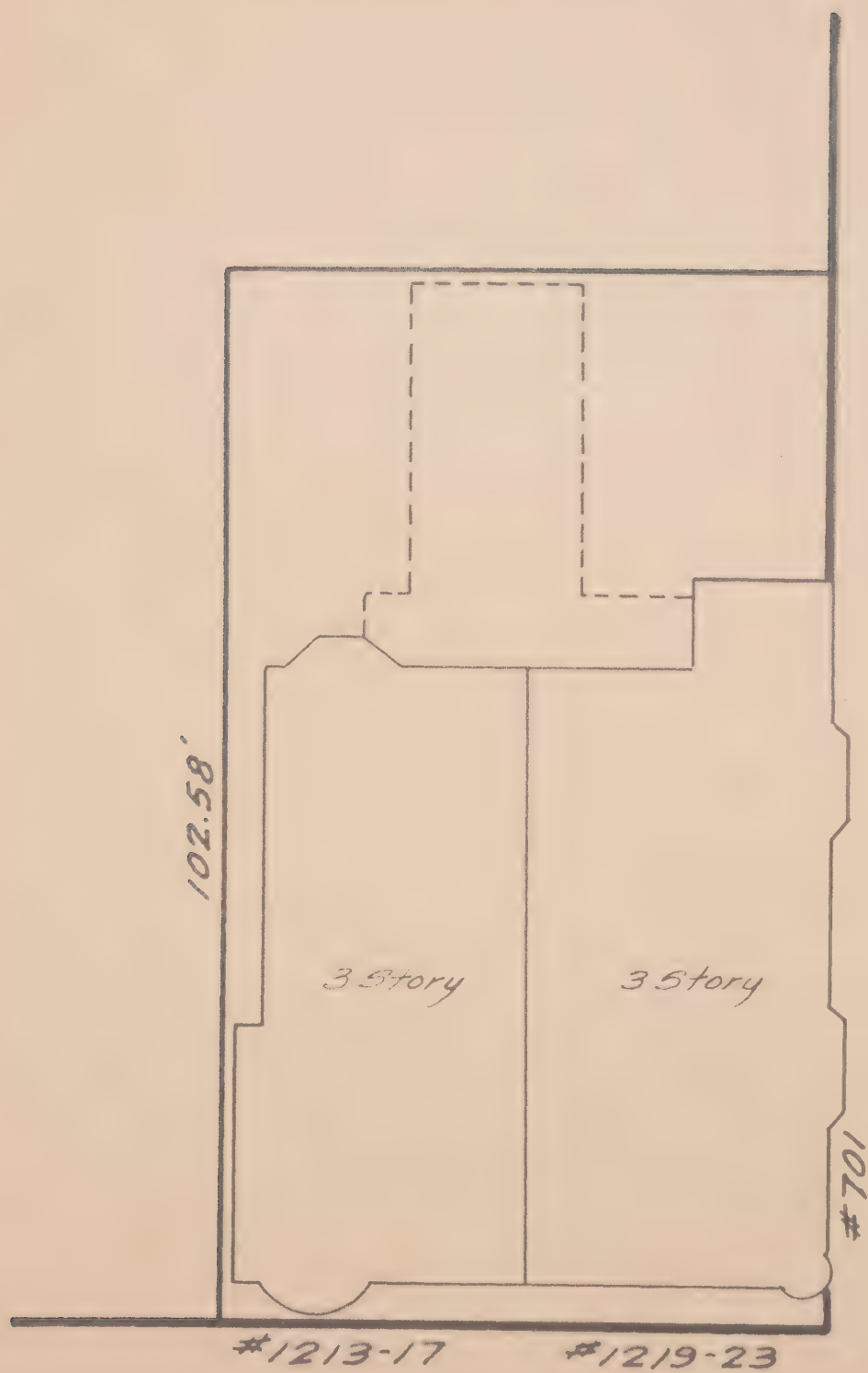
47,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(26) 3-6 rms. 80			240
(27) 3-6 rms. 80			240
			480 x 100
			48,000 ✓

LAND \$ 28,500
IMPROVEMENTS 19,500

MARKET VALUE OF PROPERTY \$ 48,000



BUCHANAN STREET

LARCH STREET

APPRAISAL

41-30

OWNER: Leora E. Miller et vir
PROPERTY ADDRESS: 1207-11 Buchanan

PARCEL NO. 748-28
DATE ACQ: 3-2-59

OWNER'S ADDRESS: 732 Central

IRS: \$12.65
CONSID: \$26,500
BEST USE: Aptn.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,725.00
Imps. 3,350.00
\$ 5,075.00

TAXES: \$ 421.74

LAND: DIMENSION 30 x 102.58 = 3,077 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. with stg. bsmt. 6 rms. on 1st flr. and 7 rms.
ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,077 s.f. @ \$4.54±	\$ 14,000 ✓	
Improvements	5,334 s.f. @ 2.50	13,335 ✓	
		<u>27,335</u>	\$27,300

MARKET COMPARISON:

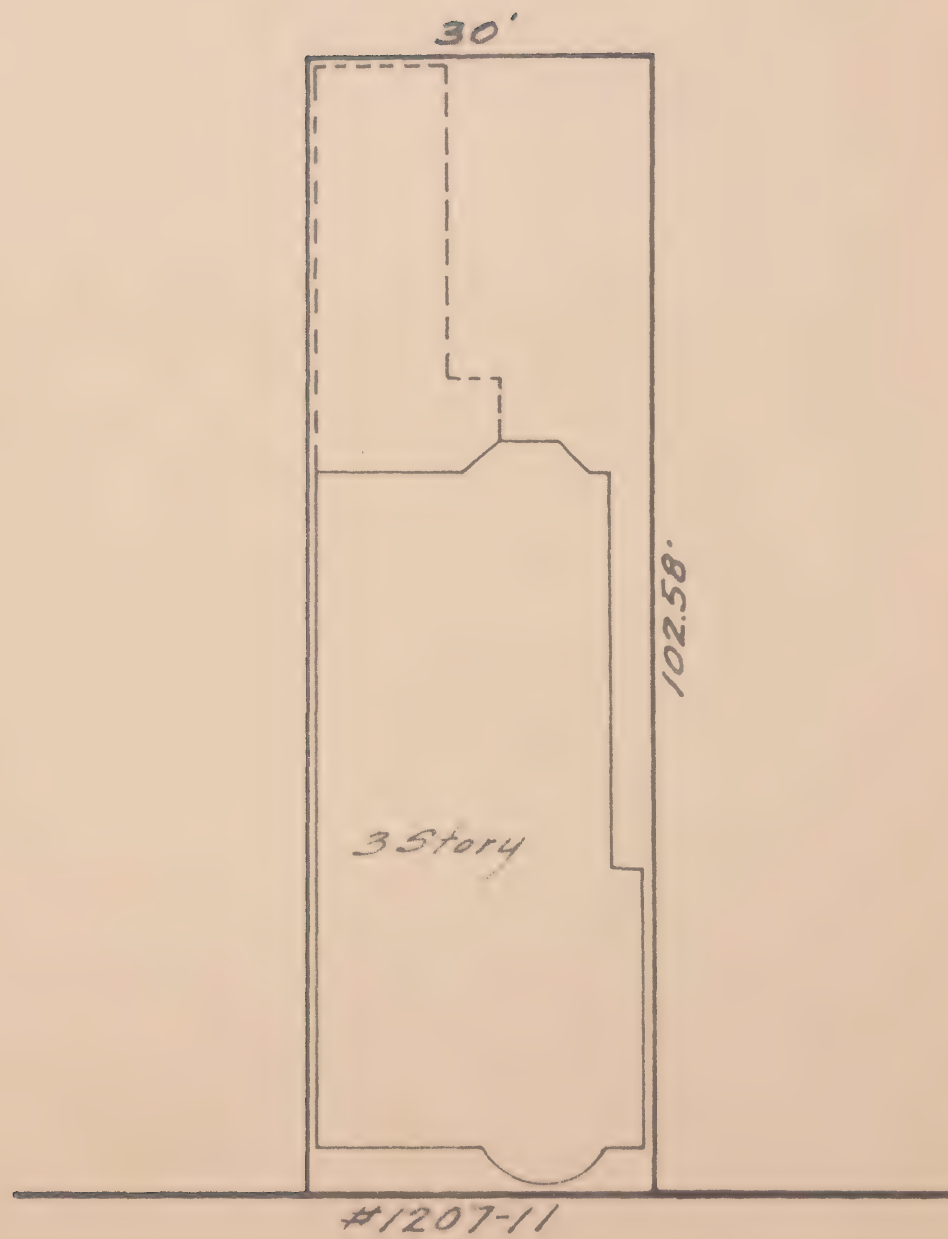
Sales Most Comparable	775-10; 775-15; 775-18; 681-10	
	3,077 s.f. @ \$ 8.75	\$ 26,923 ✓ 26,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6 rms.	75		75
7 rms.	75		85
7 rms.	85		85
			<u>245</u> x 105 =
			25,725 ✓
			25,700

LAND	\$ 14,000
IMPROVEMENTS	<u>12,500</u>

MARKET VALUE OF PROPERTY \$ 26,500



BUCHANAN STREET

PARCEL 29

PARCEL 28



APPRAISAL

43
41-29

OWNER: Allen Getter, Jr.
PROPERTY ADDRESS: 1201-05 Buchanan

PARCEL NO. 748-29
DATE ACQ: 2-24-61

OWNER'S ADDRESS: 1201 Buchanan

IRS: -
CONSID: Decree
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,290.00
Imps. 3,600.00
\$ 5,890.00

TAXES: \$ 489.46

LAND: DIMENSION 30 x 102.58 = 3,077 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. with stg. bsmt.; 7 rms. on 1st flr. 7 rms. on 2nd flr. and 8 rms. on 3rd flr. Frame garage.

SUMMATION APPROACH:

Rounded to

Land	3,077 s.f. @ \$5.04±	\$ 15,500 ✓	
Improvements	5,334 s.f. @ 2.00	\$10,668	
Garage	572 s.f. @ 0.50	286	
		<u>10,954</u>	
		26,454	\$26,500

MARKET COMPARISON:

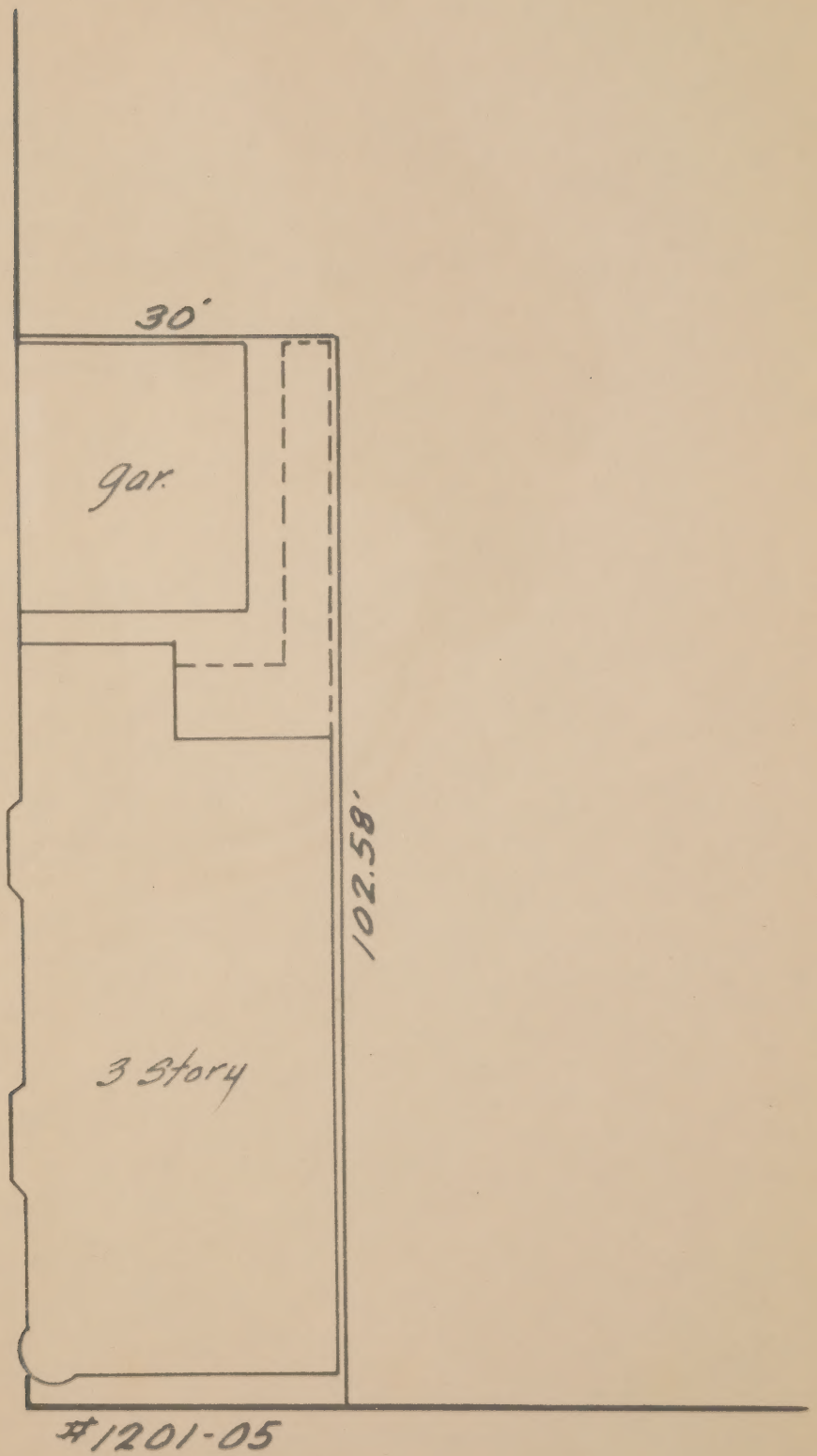
Sales Most Comparable 775-10; 775-15; 775-18; 681-10
3,077 s.f. @ \$ 8.75 \$ 26,923 ✓ 26,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
7 rms.	Owner		85	
7 rms.	85		85	
7 rms.	85		85	
			<u>255</u> x 105 =	
			26,775 ✓	26,800

LAND	\$ 15,500
IMPROVEMENTS	<u>11,000</u>
MARKET VALUE OF PROPERTY	\$ 26,500

TURK STREET



BUCHANAN STREET

3FH371
SFRA

WA-Appraisal Report A-2, V. 6

7/9

ACCT 31111 - LICHEN I LIME
WH 8.0 - 10.0 DUNNELL
Rollinger Metal Edge, Inc.
100-862-2220
2014

